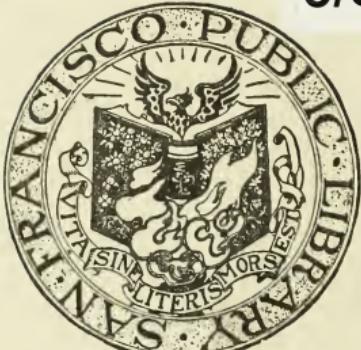


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H O U S I N G A U T H O R I T Y

of the

C I T Y A N D C O U N T Y O F S A N F R A N C I S C O

C A L I F O R N I A

A N N U A L R E P O R T F O R 1938 - 1939

NOTE: This is the FIRST annual
Report of the Housing
Authority.

REFERENCE DEPARTMENT.

THE HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA

ANNUAL REPORT FOR YEAR ENDING APRIL 18, 1939

INTRODUCTION

The Authority in presenting this report of its activities for the first year of its existence does so with the conviction that, while surface evidences may not be entirely obvious, much has been accomplished in laying the foundation of a definite program of low-cost housing in San Francisco. Citizens of our community are becoming more conscious of the existence of undesirable living conditions in many parts of the city, and realizing also that the opportunities for remedy lie in the operations of this Housing Authority through which the United States Housing Authority works.

In spite of the absence of recent data covering the entire City, the J.P.A. Survey of 1935 thoroughly established the existence of substantial areas of sub-standard housing in many districts. This survey, together with the Chamber of Commerce study of Families and Incomes, abundantly shows the need of a program of Better Housing, especially among the Low-Income Group.

In addition to this more or less intangible progress much actual and necessary work has been accomplished in initiating projects and proceeding with their development.

Broadly speaking, the achievements of the past year are to be found in the public recognition of the problem and also the steps that have been taken to meet it by devising new housing projects in which low-income families can be more decently accommodated at low rentals.

Two projects, HOLLY PARK AND POTRERO, have been definitely approved

and loan contracts for them executed, the former being ready to receive bids from contractors, and the second nearly up to this stage. Together, these projects will provide 590 dwelling units with 2,533 rooms. It is expected that actual construction will commence in May and provide over 1,300,000 man hours of labor in the construction industries.

While these particular projects have reached this stage, studies have been made on five additional projects, which may or may not follow, depending on the feasibility of land acquisition, price and other factors.

The earmarked sum of \$15,000,000.00 for low-rent housing in San Francisco has still over \$5,000,000.00 to its credit which the Authority hopes to use in providing further projects if possible in various sections of the central area.

1. Establishment of the Housing Authority

State Enabling Act

The following State Enactments passed by the Legislature at the Session and approved March 21, 1938, authorized the establishment and functioning of the Housing Authority of the City and County of San Francisco.

Tax Exemption Law

1. Tax Exemption Law (Assembly Bill No. 1, being Chapter 1 of Laws of California) being an Act providing that the property and bond of Housing Authorities shall be exempt from taxation and assessments, and authorize certain payments in lieu of such taxes and assessments, etc.

Housing Co-operation Law

2. Housing Co-operation Law (Assembly Bill No. 2, being Chapter 2 of Laws of California) being an Act authorizing Public Authorities to aid housing projects of Housing Authorities or of the U.S.H.A. by furnishing parks, playgrounds, streets and other improvements and facilities, making agreements for such aid, appropriating first year administrative expenses of Housing Authorities, etc.

Eminent Domain Law

3. Eminent Domain Law (Assembly Bill No. 3, being Chapter 3 of Laws of California) being an Act amending section 1238 of the Code of Civil Procedure, providing among other powers, that Housing Authorities may exercise the right of eminent domain on behalf of slum clearance, or to provide new housing for low income families.

Housing Authorities' Law

4. Housing Authorities' Law (Assembly Bill No. 4, being Chapter 4 of Laws of California) being an Act authorizing the creation of Housing Authorities to undertake slum clearance and housing projects for persons of low income, defining their powers and duties, including acquisition of property, borrowing money, issuing bonds and giving security, etc.

Resolution Creating Authority

The Board of Supervisors of the City and County of San Francisco at its regular meeting on March 29, 1938, approved Resolution No. 3874, declaring the need of a Housing Authority in San Francisco, and requesting the Mayor to appoint five persons as Commissioners of the Authority.

Members of Authority

Following this Resolution, Mayor Angelo J. Rossi appointed the following as members of the Authority:

1. Walter H. Sullivan - Chairman (Real Estate - 340 Pine Street - 1 yr)
2. Marshall Dill - Vice Chairman (Importer - 30 Bluxome Street - 2 yrs)
3. L.M. Giannini - (Banker - #1 Powell Street - 3 yrs)
4. (Miss) Alice Griffith - (2820 Pacific Avenue - 4 yrs)
5. Alexander Watchman - (President S.F. Bldg. & Const. Trade Council - 505 - 14th Street - 4 yrs)

The organization meeting of the Authority took place on April 18, 1938.

Organization

The offices of the Authority were established at Room 601, 15 California Street, from May 1, 1938, to March 15, 1939, and afterwards at Room 502, 525 Market Street (Underwood Building).

At the meeting of the Authority, held on April 26, 1938, A. D. Wilder was appointed Secretary-Executive Director, and held this post until August 19, 1938, when he resigned to accept the appointment of Director of Public Works of the City and County of San Francisco. On September 6th Albert J. Evers was appointed to fill the vacancy caused by Mr. Wilder's resignation. In the interim the post had been temporarily filled by E. Geoffrey Bangs.

Staff

At the end of the first year the staff of the Authority consists of: Assistant Secretary, Architectural Estimator, Statistician, Landscape Engineer, Draftsman, Accountant and four stenographer-clerks. All these are employed on a full time basis, while an Attorney, acting under the City Attorney of San Francisco, is employed as Legal Counsel on a consultant basis.

3. Local Need for Low Rent Subsidized Housing

W.P.A. Housing

Survey of 1935

Detailed data on housing conditions covering the entire City are not available at the present time but in 1935 over \$100,000.00 was expended by the City and County of San Francisco and the Works Progress Administration in making a very complete Housing Survey over a substantial portion of the City. An area, about two miles wide, cutting through the heart of the City from north to south, was investigated. This area comprised 15% of the City area and 42% of the City population. The survey revealed that 2,745 dwelling units were unfit for occupancy, 2,208 were overcrowded, 10,408 were crowded and 41,097 had numerous violations of the Building Laws.

Estimates of Unsurveyed Areas

The City is known to have other areas with substandard housing which have never been surveyed. These are Chinatown, North Beach, South of Market Area, etc. Including these unsurveyed areas on the same ratio, the City substandard housing is estimated to be about 84,714 dwelling units. Of this number 52,522 would come under the category of low income family homes, 17,857 of these being apparently eligible families for housing projects undertaken under the United States Housing Act of 1937. These statistics are shown in graphic form on a chart appended to this report.

General Conclusions

The Housing Authority is of the opinion that the activity of private enterprise in building an adequate supply of decent, safe and sanitary dwellings for the use of families of low income, has been insufficient in the past, and is still insufficient to take care of the needs of the community.

These conditions are based on the following:

The growth of the City population in the seven years (1930-1937) since the last U.S. Census is estimated to be 48,507, or a gain of 7.64%.

Although the net gain in the number of dwelling units constructed from 1930 to June, 1938, has been 10,251, it is insufficient for actual needs.

The number of new dwelling units constructed in that period should have been 19,000, assuming a 2.51 median size of family (1930 Bureau of Census). However, only 10,251 dwelling units were approved by building permits, leaving an estimated shortage of 8,749 dwelling units. Furthermore, with 119,358 dwelling units in the City, and assuming a depreciation rate of 3% per year, there should be an annual average of approximately 3,600 obsolete dwelling units or 25,200 in the above mentioned seven year period. Therefore, the total theoretical shortage of dwelling units is 33,949.

Survey

THE AUTHORITY MADE APPLICATION IN SEPTEMBER, 1938, TO THE UNITED PROGRESS ADMINISTRATION FOR AN ALLOTMENT OF FUNDS FOR A REAL PROPERTY INVENTORY FOR THE CITY AND COUNTY OF SAN FRANCISCO, THIS INVENTORY TO INCLUDE FAMILY CHARACTERISTIC DATA FROM TEN PER CENT OF THE DWELLING UNITS OF THE CITY. THE PROPOSED PROJECT WAS SPONSORED BY THE CITY AND COUNTY OF SAN FRANCISCO AND THE CALIFORNIA STATE RELIEF ADMINISTRATION AS WELL AS THIS AUTHORITY AND WAS ESTIMATED TO COST \$233,448.00. OWING TO DIFFICULTIES IN SECURING THE TOTAL COST AND TO CHANGES IN THE STATE ADMINISTRATION, ETC., THE PROJECT WAS NOT FINALLY APPROVED UNTIL FEBRUARY, 1939, WHEN THE UNITED STATES HOUSING AUTHORITY AGREED TO ALLOW A SMALL AMOUNT OF MONEY SUFFICIENT TO COMPLETE THE SPONSOR'S CONTRIBUTION TO BE USED FROM PRELIMINARY FEDERAL LOAN.

THE PROJECT COMMENCED WORK ON MARCH 20TH AND IS UNDER THE DIRECTION OF WAYNE F. DAUGHERTY. IT IS EXPECTED THAT THE FIELD WORK WILL BE FINISHED EARLY IN JULY.

Jefferson Park Area Selected Blocks Study

IN JULY, 1938, THE AUTHORITY MADE A DETAILED ANALYSIS OF SUBSTANDARD HOUSING CONDITIONS IN SIX SELECTED BLOCKS IN THE JEFFERSON PARK DISTRICT. THIS COMPRISED A FIELD SURVEY MADE BY THE STATISTICIAN OF THE STAFF OF THE HOUSING AUTHORITY ACCCOMPANIED BY A HOUSING INSPECTOR OF THE CITY HEALTH DEPARTMENT. THE REPORT, TOGETHER WITH PHOTOGRAPHS, WAS PREPARED FOR MR. NATHAN STRAUS, U.S. H.A. ADMINISTRATOR, ON HIS VISIT TO SAN FRANCISCO IN JULY, 1938.

Low Income Rentals Survey

IN SEPTEMBER, 1938, A COMMITTEE OF 26 SOCIAL WORKERS, DIRECTED BY THIS AUTHORITY, MADE A SURVEY OF ACTUAL RENTALS IN SAN FRANCISCO FOR ACCOMODATIONS AVAILABLE TO LOW INCOME FAMILIES. THE WORK WAS A VOLUNTARY UNDERTAKING AND THE FINDINGS WERE EMBODIED IN A REPORT WITH MAPS AND TABLES. 4,688 HOUSES WERE VISITED IN A HOUSE TO HOUSE CANVASS AND 461 REAL ESTATE OFFICE LISTINGS TABULATED. THIS RENTAL STUDY WAS THE FIRST OF ITS KIND EVER MADE IN THE CITY.

THE FOLLOWING SUMMARY GIVES THE FINDINGS TAKEN IN DISTRICTS COVERING 90.59% OF THE LOW INCOME FAMILIES:

| District | Estimated No. of Low Income Families | Average Rentals Per Month Per Room | | | | | |
|------------------|--|------------------------------------|-------|--------|--------|--------|--------|
| | | One | Two | Three | Four | Five | Six |
| | | Room | Rooms | Rooms | Rooms | Rooms | Rooms |
| Jefferson Park | 3,925 | \$11.25 | 12.00 | 7.10 | 6.00 | 4.75 | 5.00 |
| South of Market | 3,937 | 11.50 | 7.75 | 6.25 | 4.75 | 4.50 | 4.25 |
| North Beach | 5,398 | 12.75 | 8.25 | 6.75 | 5.75 | 5.00 | 4.25 |
| Western Addition | 2,151 | 11.25 | 10.00 | 7.25 | 7.00 | 5.00 | 4.00 |
| Downtown | No data | 14.00 | 12.00 | 11.50 | | | |
| Panhandle | 6,115 | | | 7.50 | 7.25 | 5.50 | |
| Mission | 11,022 | | | 12.50 | 8.00 | 6.25 | 5.00 |
| Richmond | 1,849 | | | | 4.50 | 4.00 | 4.25 |
| AVERAGES | (34,197) | \$12.15 | 11.07 | \$7.82 | \$6.21 | \$4.82 | \$4.37 |

Proposed Study

of Slum Costs NO OTHER SURVEYS HAVE BEEN CONDUCTED IN THE CITY PERTINENT TO LOW RENT HOUSING.

A STUDY OF THE COST TO THE CITY OF SUBSTANDARD HOUSING AREAS AND ITS RELATIONSHIP TO HEALTH, CRIME, JUVENILE DELINQUENCY, ETC. HAS BEEN PROPOSED AND HAS BEEN UNDER CONSIDERATION BY THE W. P. A. BUT AS YET HAS NOT BEEN CONSUMMATED.

Earmarking of Funds

The first meeting of the Housing Authority was held on Monday, April 18, 1938, and principal action taken at that time was preparation of a request to Mr. Nathan Straus, Administrator, U.S. Housing Authority, Washington, D. C., for the earmarking of the sum of fifteen million dollars for a program of \$16,666,666 to be used in the construction of low rental dwelling units for the low income group of the City. This request was granted by the Federal Authorities under date of May 4, 1938.

Preliminary Loans

The Supervisors of the City and County of San Francisco at their meeting on April 25, 1938, approved Ordinance No. 9.051474, authorizing a loan of \$5,000 to the Housing Authority for preliminary expense. This was approved by the Mayor on April 27, 1938, and the money was made available.

The Supervisors at their meeting on August 1, 1938, authorized a further loan of \$17,000 out of the Emergency Reserve Fund.

First Steps

The Authority proceeded immediately to adopt By-Laws, employ a staff and to proceed with investigations of sites of projects. Considerable time was spent in investigating the possibility of slum clearance and rebuilding in the Hayes Valley District. Due to limitation on the price permitted to be paid for land and improvements, it was found necessary to proceed in less congested areas, leaving the central, densely populated districts for further intensive study.

Holly Park Project Cal. 1-1

The first Application receiving the approval of the U.S.H.A. was the Holly Park Project. This project was approved in its preliminary presentation to Washington on December 14, 1938.

The site is located in the southeasterly section of the City, one block away from the main highway artery - Mission Street. The land is vacant with the exception of an old Fire Station which will be removed, and is approximately triangular in shape. The area, 2.68 acres, is owned by the City of San Francisco Board of Education which originally purchased it as the site for a school project which was later abandoned.

The architectural design has been placed in the hands of Mr. Arthur Brown, Jr., Architect, and Mr. L. Glenn Hall, Landscape Architect.

The following is a summary of the types of dwellings to be built, number of units and rooms:

| <u>10 Buildings</u> | <u>Totals</u> |
|-------------------------------------|---------------|
| <u>Units</u> | <u>Rooms</u> |
| 3½ room dwelling units (flats) | 48 |
| 4½ room dwelling units (row houses) | 60 |
| 5½ room dwelling units (row houses) | 10 |
| | 118 |
| | 168 |
| | 270 |
| | 55 |
| | 493 |

The buildings are two stories in height, concrete construction with flat roofs and the coverage of the site by buildings is 24%.

The estimated total cost of land and improvements for the project is \$560,736.00.

It is estimated that the shelter rent will average about \$4.07 per room per month, excluding heat, gas and electricity for tenants individual use.

Bids will be received on May 9th next.

(b) Equivalent Elimination

5. Program of Housing Authority (continued)

(c) Proposed New Projects

Sunnydale Project Cal. 1-3

The Sunnydale Project, for which the U.S.H.A. have given this Authority a commitment for funds on March 30, 1939, is now being studied for preliminary drawings.

It is located in the extreme southern portion of the City at the San Mateo County line and south of McLaren Park. The area under consideration is about 48 acres, almost entirely undeveloped land.

The architects selected by the Authority for the work are Messrs. Albert F. Roller and Roland I. Stringham, with Mr. Thomas D. Church, Landscape Architect.

Tentative plans for the development show the following data respecting the dwelling units, types and rooms:

| <u>78 Buildings</u> | <u>Units</u> | <u>Total</u> |
|------------------------|--------------|--------------|
| <u>Rooms</u> | | |
| 3½ room dwelling units | 128 | 448 |
| 4½ " " " | 482 | 2,169 |
| 5½ " " " | 168 | 924 |
| | 778 | 3,541 |

The anticipated room rent per month would be about \$3.85, excluding gas and electricity for tenants individual use, and the estimated total cost of development is \$3,529,330.

Other sites under consideration

Consideration A number of other sites have been under consideration for housing Projects. These have embraced sites south of Market Street, Western Addition, North Beach and Chinatown.

No definite conclusions have been reached as land costs have been serious obstacles to the acquisition of most of these sites. In these cases it will be necessary that the price of land be reduced or met in other ways to permit utilization.

The Authority is diligently pursuing its studies in certain areas and hopes that it may be able to submit further applications for projects to Washington at an early date.

6. Local Support and Public Relations

San Francisco Housing Association

The Housing movement in San Francisco was organized into a local association in 1910 by interested organizations and citizens under the "San Francisco Housing Association". Through an intermittent existence of nearly thirty years this organization has been largely responsible for initiating local interest in promoting healthful housing.

Non-Official Housing Commission

Its own activities, together with other local organizations, were major factors in first, the creation of a non-official Housing Commission by Resolution of the Board of Supervisors on June 19, 1934, and second, in the support given to the enabling Acts passed by the special session of the Legislature in March, 1938. The last named laws have legal power for the institution of this and other Housing Authorities, and, at the same time, brought the United States Housing Act of 1937 into California as an instrument by which Federal funds may be obtained for low rent housing projects.

6. Local Support and Public Relations (continued)

Local Support

Since the establishment of the Housing Authority by resolution of the Board of Supervisors of the City and County of San Francisco on March 28, 1938, many local organizations, such as the Chamber of Commerce, the Community Chest, State Relief Administration, local business and labor groups have given active support to the work.

Newspapers

A great deal of newspaper publicity has been given to Housing, together with special articles and photos of conditions to be remedied. In general, newspaper support and interest have been exceedingly helpful and this Authority recognizes fully their cooperation.

Radio

The local Radio Station K.F.R.C. (Mutual Don Lee Broadcasting System) agreed to broadcast the radio drama "Slums Cost You Money" as a matter of public interest and service. The electrical transcription discs supplied by the U.S.H.A. cover thirteen weekly programs. The earlier programs were introduced over the air by prominent local men and the series have received the sponsorship of the Oakland Housing Authority, as well as our own.

Stage

The Federal Theatre Project has produced in the Federal Theatre at the Golden Gate International Exposition the living newspaper play, "One Third of a Nation". Two previews, held on March 24th and 25th, were attended by interested audiences from the Bay Cities. This production drives home the general need of improvement in housing conditions.

Public Addresses

A number of civic organizations have requested that a representative of the Authority address them on the Housing Program in San Francisco. Members of the staff have complied with these requests and answered questions as to the operations of the Authority.

7. Local Legislation

The Board of Supervisors of the City and County of San Francisco have signed agreements with the Housing Authority in respect to:

(a) Loans for Preliminary Expenses

The Board of Supervisors at its meeting on April 25, 1938, adopted Ordinance No. 9.051474 authorizing the loan of \$5,000 to the Housing Authority for preliminary expenses. This money was made available. A further loan of \$17,000 out of the Emergency Reserve Fund was authorized by Ordinance No. 9.051489, approved August 1, 1938, and signed by Mayor Rossi on August 3, 1938.

(b) Equivalent Elimination (Resolution 4051, July 5, 1938)

This agreement made under power of the Municipal Cooperation Act authorizes the elimination of substandard dwelling units to the number of 660 to be recorded as an equivalent to the erection of a corresponding number of new housing dwelling units in projects to be constructed by the Authority. Requests for authorization of further equivalent elimination agreements will be made to the Board of Supervisors at an early date.

(c) Municipal Cooperation

This agreement under the Municipal Cooperation Act was approved by the Board of Supervisors, Resolution 56, on January 25, 1939, and signed by Mayor Rossi on January 27, 1939. The general terms of this are not to levy, impose or charge taxes or special assessments against the Housing Projects; furnishing without cost of municipal services such as other property owners enjoy within the tax structure, maintenance, and repair of sewers, streets, etc., cooperation in replanning, rezoning, etc., if and as necessary, vacation or closing of streets, dedication of streets, etc., together with the granting of easements, licenses, permits, etc., and the waiving of Building, Inspection and Zoning fees.

8. Litigation

Test of

Constitutionality: The Authority has been interested with the other Housing Authorities of the State preparing petition for Writ of Mandate to be filed in the State Supreme Court to test the constitutionality of the State Housing Acts.

State Legislation

Amendment of State Housing Law

In conjunction with the State Commission of Housing and Immigration and the Municipal Housing Authorities, this Authority gave its support to an amendment to the State Housing Act by which three foot stairways in row houses and eight foot ceilings in rooms of ninety square feet in two story apartments and tenements were permitted. This amendment was approved by both Assembly and Senate and signed by the Governor.

9. Financial Statement

The receipts and expenditures of the Authority during the past year have been as follows:

Period Ending March 31, 1939

| | | Expenditures |
|-------|--|---------------------|
| 10. a | Municipal Loan Fund - from City and County of San Francisco | \$22,000.00 |
| 10. b | Salaries | \$17,684.75 |
| | Legal Salaries | 1,752.00 |
| | Travel Expense | 948.81 |
| | Furniture and Fixtures | 1,074.49 |
| | Office Supplies and Sundries | 835.90 |
| | Telephone and Telegraph | 236.97 |
| | Photographs | 210.66 |
| | Fidelity Bond Premiums | 20.58 |
| | Cash on hand | 202.94 |
| | | <u>\$22,000.00</u> |
| | | <u>\$22,000.00</u> |
| 10. c | United States Housing Authority - Note Payable | \$73,000.00 |
| | Real Property Inventory | \$ 492.77 |
| | Salaries | 2,728.41 |
| | Legal Salaries | 250.00 |
| | Rent | 112.50 |
| | Furniture and Fixtures | 1,225.81 |
| | Supplies - Office | 526.91 |
| | Telephone and Telegraph | 131.97 |
| | Photographs | 5.15 |
| | Advertising for Bids | 9.00 |
| | Unexpired Insurance | 373.92 |
| | Site Appraisals - Cal. 1-2 | 1,500.00 |
| | Deferred charges | 567.80 |
| | Cash on hand | 66,075.72 |
| | | <u>\$ 73,000.00</u> |
| | | <u>\$73,000.00</u> |

Public Education

The present Housing Program is a unique one where education is essential to inform the public of the existence of bad housing and the means now available for its elimination. Under these circumstances it seems logical that of education, the public by all available means should be particularly supplied to the data which will be furnished by the Housing Authority which should prove a most important contribution.

Increase of Federal Funds

This Authority has requested consideration of the possibility of funds be available in addition to the amount now authorized by the U.S.H.A. for this City. The beneficial results which the Authority feels will follow the construction and operation of projects will undoubtedly, prove a sufficiently powerful demonstration of the need for further funds. Study and experience will also determine the advisability of the appropriation of local funds from City funds for clearance of blighted areas now financially out of reach of recent Housing Projects.

Unemployed Relief

The Authority believes that the present program is not only tantamount as a medium of employing labor of the Building Trades, but in relieving unemployment caused by the completion of the Emergency and other prevailing conditions.

Stimulus to Private Building

The program can and should prove a decided stimulus to private enterprise in building and may very easily duplicate the work of England where public housing has progressed in large volume simultaneously with a boom in private home construction. It will also tend to encourage the improvement of substandard houses throughout the City.

Operation and Tenant Selection

The Authority is desirous of providing the highest possible standard of building, operation and maintenance and believes that there is a definite connection between such a standard and the tenants who occupy the units. Because of this, it is hoped that tenant selection may be harmonized so that both tenants and neighborhood will be decidedly by the new projects.

Substandard Housing Clearance

The elimination of substandard dwelling units in equivalent number to the new housing units erected assures, in some measure, the clearance of blighted areas. However, to clear considerable areas will in all probability require relaxation of present Federal limitation on land costs or additional allowances from other sources.

Housing Inspection

While all measures taken to eliminate bad housing and to create good housing are a lasting benefit to the community, it is also to consider that the increase of control over building through the Department of Public Health and the City Building Inspection Department will definitely prevent the menace of slums existing. The equivalent elimination of substandard dwellings is required by the U.S. Housing Act and cooperation of all city agencies to carry out this phase of the work is of paramount importance. An adequate staff for carrying on inspection and elimination work is a definite necessity for efficient cooperation of these agencies with the Housing Authority.

10. Recommendations and Program Aims (continued)

Additional
Agreements

It will be necessary for the City and the Housing Authority agree by contract for further elimination of substandard dwelling units. This may require especial provision for expedition of eliminations above the normal in order to permit adequate progress of the low rental housing program.

Blighted
Areas

Blighted areas will increase if no remedies are applied. If, as perceived, this contagion will continue to spread unless checked with disastrous consequences to health and morals, as well as real estate values, city assessments and taxation.

Conclusion

The Authority is fully aware of the tremendous scope of the task with which it has been entrusted and looks back over the ground covered of the past year as an important step in placing the Housing Program on a firm foundation - a foundation upon which to build a structure of economic and social values in keeping with the best traditions of the City.

Respectfully submitted,

Walter H. Sullivan - Chairman

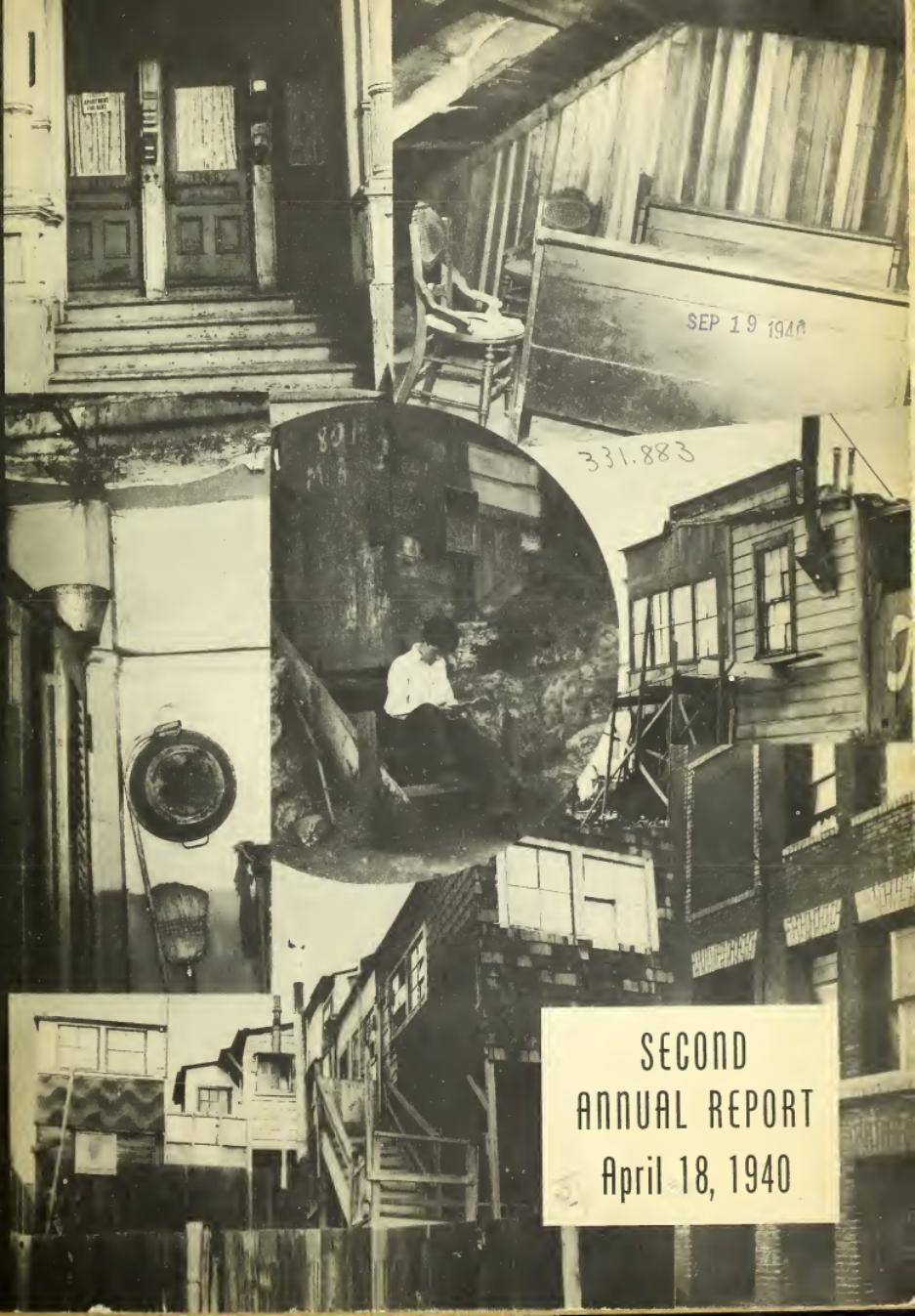
S / ALBERT J. EVER
Albert J. Evers - Secretary

(SEAL)

525 Market Street
San Francisco, California
April 18, 1939

NOTE: This is the FIRST annual
Report of the Housing
Authority.

REFERENCE DEPARTMENT



HOUSING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

Established April 18, 1938

C O M M I S S I O N E R S

MARSHALL DILL, *Chairman*

ALEXANDER WATCHMAN, *Vice-Chairman*

CARLTON H. WALL

Alice Griffith

E. N. Ayer

S T A F F

ALBERT J. EVERE, *Executive Director, Secretary-Treasurer*

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Chief, Accounting Division

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Deputy City Attorney
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JOHN W. BEARD,
Chief, Tenant Relations Division

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Director, Real Property Survey

RICHARD E. AUDSLEY,
Assistant to Executive Director

PATRICIA M. PATTERSON,
Secretary to Executive Director

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

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Price: Twenty-five Cents

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
525 Market Street, San Francisco, California.

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MARSHALL DILL, CHAIRMAN
MISS ALICE GRIFFITH
CARLTON H. WALL
ALEXANDER WATCHMAN

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO
525 MARKET STREET
SAN FRANCISCO, CALIFORNIA

ALBERT J. EVERE
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April 18, 1940

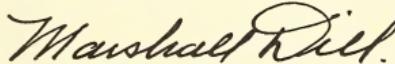
To the Honorable Angelo J. Rossi, Mayor
and the Honorable Board of Supervisors
City and County of San Francisco
City Hall
San Francisco, California

Sirs:

Your Housing Authority has the honor to submit
herewith its Annual Report for the year ending
April 18, 1940, in accordance with Section 22
of the California "Housing Authorities Law".

The Housing Authority of the City and County of
San Francisco in presenting this Report does so
with the sincere belief that much has been
accomplished in the furtherance of a sound program
of low rental housing in San Francisco.

Respectfully,



Marshall Dill,
Chairman

INTRODUCTION

REVIEWING the state of the nation in his second inaugural address, President Roosevelt said: "I see one-third of the nation ill-housed, ill-clad, ill-nourished."

Congress responded to the first count in this indictment of living conditions by passing the United States Housing Act of 1937 which set up the United States Housing Authority as a body corporate of perpetual duration. The purpose of this Act was expressed in its title to "provide financial assistance to the States and political subdivisions thereof for the elimination of unsafe and insanitary housing conditions, for the eradication of slums, for the provision of decent, safe and sanitary dwellings for families of low income and for the reduction of unemployment and the stimulation of business activity."

Under the Act all low rent housing programs must be initiated by the localities themselves. The United States Housing Authority acts as advisor and banker; it provides advice, technical assistance and funds after the requirements set forth in the law have been met by the applicants for loans, maintaining a supervisory and advisory relationship during development and operation for the entire life of the bond issue covering each project.

For many years our welfare and social agencies, both public and private, have been aware that substandard housing is closely associated with tuberculosis and other contagious diseases, juvenile delinquency, as well as high costs for police and fire protection. San Francisco is fortunate in being comparatively free from crowded and obvious slum areas when compared with other large metropolitan centers, which for many years have permitted their decaying, blighted areas to develop into increasingly bad urban slums. San Francisco's slum housing is generally manifested in small, but gradually enlarging blighted areas throughout the older parts of the City. These decaying areas, unless comprehensive rehabilitation is undertaken, will spread with the passing of the years, thus increasing the financial burden of taxpayers to maintain adequate municipal services.

Surveys and analyses of the cost of government in other cities shows very clearly that the cost of maintaining these blighted areas is much higher than the cost of providing governmental services to the better sections of the City.

Only public housing agencies are eligible to borrow money and receive a subsidy from the United States Housing

Authority. No aid under the provisions of the United States Housing Act may be given to individuals or to private corporations. Public housing agencies which may receive aid under the Act include local Housing Authorities and municipalities, counties and cities which are authorized to undertake and finance housing projects under proper State enabling legislation. In this City the public housing agency is the "Housing Authority of the City and County of San Francisco," which is a public corporation, created under California law for the principal purpose of developing and operating low rent housing projects.

Since the passage of the United States Housing Act thirty-eight states have enacted the necessary enabling legislation. The California Legislature in 1938, passed four enabling acts which may briefly be described as follows:

1. **The Housing Authorities' Law**—an act authorizing the creation of housing authorities to undertake slum clearance and housing projects for families of low income.
2. **The Housing Cooperation Law**—an act authorizing public bodies to aid housing projects of the various housing authorities by furnishing parks, playgrounds, streets and other improvements and facilities and making agreements for such aid, etc.
3. **Eminent Domain Law**—an act amending Section 1238 of the Code of Civil Procedure providing among other powers that housing authorities may exercise the right of Eminent Domain on behalf of slum clearance or in providing new housing for low income families.
4. **The Tax Exemption Law**—provides that the property and bonds of the housing authorities should be exempt from taxation and assessments.

With the passage of these laws, California communities were in a position to establish local housing authorities. The City and County of San Francisco, the City of Oakland, the City of Los Angeles, the County of Los Angeles, the City of Sacramento and other cities and counties have established housing authorities.

In San Francisco, the Board of Supervisors, on March 29, 1938, approved Resolution No. 3874 declaring the need of

a housing authority in San Francisco and requesting the Mayor to appoint the five Commissioners of the Authority. These Commissioners serve for four-year terms without compensation.

On July 5, 1938, the Board of Supervisors by Resolution No. 4051, authorized the execution of an agreement by which "Equivalent Elimination" of unsafe and insanitary dwellings is to be made in an amount substantially equal to the number of new housing units to be built by the Authority in the Holly Courts (Cal. 1-1) Project and Potrero Terrace (Cal. 1-2) Project, totaling approximately 660 units. Resolution No. 362 (Series of 1939) dated June 22, 1939, provides for the elimination of 3000 additional unsafe or insanitary dwelling units in the City and County of San Francisco, a total of 3660 units to be eliminated.

On February 1, 1939, the Board of Supervisors passed Resolution No. 56 (Series of 1939) authorizing the City and County of San Francisco to enter into a "Municipal Cooperation Agreement" with the Housing Authority of the City and County of San Francisco which provides that no taxes or special assessments will be levied against the Authority or its properties. This agreement also provides the City will furnish the same municipal services and facilities for

the low rent housing projects as furnished other dwellings in the City, including fire, police and health services; the City also agrees to cooperate in planning or replanning, zoning or rezoning areas within and near such projects.

This brief resume of controlling laws and agreements is ample evidence that this program is a cooperative enterprise between the Federal, State and Municipal governments to provide simple, safe and sanitary housing for families of low income and to give a better chance in life to their children—the men and women of tomorrow.

"I am a citizen of no mean City" is an ancient yet modern phrase echoed by all who love San Francisco. Our City has its own particular form of magnificence, its own broad sweep of grandeur in an unsurpassed setting. A close analysis, however, of our decaying, blighted sections will force thoughtful citizens to ponder on the broader aspects of urban life in San Francisco. Most of us are familiar with our fine buildings—our splendid commercial structures, our temples of science and art, our comfortable homes, but many of us are ignorant of conditions existing behind our once genteel but now shabby fronts; many of us are ignorant of the fact that facing narrow streets between our broad main traffic arteries, the hovels of the poor sink lower in sordid squalor.



Holly Courts—a new design for living

LEGISLATIVE AND LEGAL

ON OCTOBER 11, 1939, the Supreme Court of the State of California established the legality of the Housing Authorities Laws, under which the Housing Authority of the City and County of San Francisco was created as a public body, corporate and politic. In so doing they joined eighteen other high judiciary bodies in other states who have rendered similar opinions.

In a test case, entitled—"The Housing Authority of the County of Los Angeles vs. Isidore B. Dockweiler," the State Supreme Court, without dissenting vote said ". . . nor do we find any merit in the contention that the legislature has delegated county and municipal functions to special commissions in violation of Section 13 of Article XI of the Constitution . . . the essential purpose of the legislation is not to benefit any class; it is to protect and safeguard the entire public from the menace of the slums . . . nor is the government competing with private enterprise."

Under date of July 8, 1939, a taxpayer's suit was instituted in the Superior Court in San Francisco by one Antonia Kleiber against the Board of Supervisors, the Commissioners of the Housing Authority, and others, in which an injunction was sought to prevent the enforcement of the equivalent elimination and municipal agreements between the City and County of San Francisco and the Housing Authority, at-

tacking the validity of the resolution by the Board of Supervisors which declared the need of a housing authority in San Francisco. Plaintiff endeavored to show that the creation of the Authority was a legislative act and that, under the provisions of the Charter of the City and County of San Francisco, such an act should be by Ordinance rather than by Resolution.

On March 8, 1940, the Superior Court rendered its decision in favor of the defendants, and against the plaintiff, thus affirming the legality of the act of the San Francisco Board of Supervisors in creating the Housing Authority and the agreements of the City with the Authority.

Legal action has been initiated by the Housing Authority by right of Eminent Domain against individuals in connection with acquisition of certain parcels of land necessary for use as housing projects. This action is taken only when it appears that owners will not accept a fair compensation for their property and negotiations for such property have reached a stalemate.

This Authority has cooperated with other State Agencies in preparation of proposed legislation concerning the health and housing statutes of the State. Recommendations have been submitted regarding the strengthening of these statutes and methods of enforcement.



1



2



4



5

6

1. La Playa—Eight families use this outside toilet.

2. O'Farrell Street—dangerously deteriorated inside and out.

3. Fairfax Avenue—a dismal row.

4. Grandview Avenue—obviously substandard.

5. Ivy Street—a fit environment?

6. A San Francisco "Joad" family.

SURVEYS

THE FIRST annual report of the Housing Authority included a summation of those scant data which were available relative to housing conditions in San Francisco.

Early in 1939 a Real Property Survey was initiated in cooperation with the Works Progress Administration, the City of San Francisco and the State Relief Administration. It was the purpose of the survey to secure in greater detail and by complete coverage an inventory of residential property, as well as data on family characteristics—their economic and social status—of those living in low income areas and sub-standard dwelling units. Enumeration by WPA field workers was commenced during the week of May 8th and was finished in the week of December 18, 1939.

During the early months of the enumeration, the project maintained a staff of between 150 and 225 workers. Each worker assigned to the project was given intensive instruction and training on the technical terms and procedures used by the enumeration staff. To qualify as an enumerator, each worker passed an examination on all technical and administrative procedures.

Due to a ruling of the United States Bureau of Census requiring all enumeration to be completed before the end of the calendar year, in the latter part of September the staff was increased as rapidly as possible until a maximum of 507 workers was assigned to the project. Since that time the project staff has been reduced as various functions have been completed and on April 1st there were only 156 workers.

The final financial arrangements which were made at the inception of the project included a grant from the Works Progress Administration of \$200,662 for labor, \$12,000 from the State Relief Administration for supplies and materials, \$10,000 from the City and County of San Francisco to be used for rentals and purchases, and \$5,520 earmarked by the Authority. Early in December of last year, it became evident that additional funds would be needed to complete the survey. The City and County agreed to increase their sponsorship by \$4,000, our Authority made an additional grant of \$2,000, and the Work Projects Administration granted an additional \$58,685 for labor. It is anticipated that the present funds are sufficient for the completion of the project.

Several steps were taken to safeguard against securing data which might be questionable or unreliable. A recheck analysis of discrepancies is now being made, and preliminary tests indicate that a high degree of accuracy was obtained by the original enumeration. In addition to this precaution, each of the schedules has been checked by a trained crew of editors

who had the responsibility of comparing all entries on the schedules for inconsistencies of data within blocks and localities. Subsequent to these careful checks the schedules are made ready for tabulation.

Tabulations of the data on basic items by blocks have been completed and further tabulations correlating the principal items secured by the inventory are now being made.

Without completed final tabulations only summary information is available for this report. There are 101,073 residential structures of all types within the boundaries of the City and County. In these structures there are 222,715 dwelling units. In addition, 499 hotels were enumerated which have been converted from commercial to residential uses. In this limited number of structures there are 34,288 dwelling units, occupied principally by single persons. (Due to the fundamental differences between these two types of dwelling units, the primary analysis and report on housing in San Francisco will exclude the dwelling units in converted hotel structures.)

Of prime importance to the Housing Authority are data relative to the degree of substandard conditions in the City. The local survey used the basic definitions of substandard as set up by the Works Progress Administration which was also used in practically all of the 300 cities in the nation where a Real Property Inventory has been conducted. There are, however, a few minor modifications.

Factors used to classify dwelling units¹ as substandard and preliminary totals of dwelling units within each substandard item are below. (See Map, Page 11.)

| Number of Units | Substandard Factors |
|-------------------------------|--|
| PHYSICALLY SUBSTANDARD | |
| 25,658 | Need Major Repairs |
| 2,382 | Unfit for Use |
| 484 | Located in Cellar |
| 589 | Without a Window in each Room |
| 25,002 | Without a Private Toilet and Bathing Facilities ² |
| 600 | Without Electricity or Gas for Lighting |

¹Definition of Dwelling Unit—A dwelling unit is a room or group of rooms intended to be occupied by one family or household as their home and where they keep house and sleep. In a multiple dwelling building, a dwelling unit is considered as such when closed off from the rest of the structure. When part of a residential structure is rented out to another family without their quarters being completely closed off, this is counted as a separate dwelling unit only if the family has exclusive use of these rooms and is able to live a separate family life. Rooms or groups of rooms rented out to roomers are not considered as dwelling units.

²Includes lack of running water.

| Number of Units | Substandard Factors |
|--------------------|--|
| 5,587 | With Cooking Facilities in Bedroom |
| | OCCUPANCY SUBSTANDARD |
| 3,448 | With more than 1.5 persons per room |
| 2,329 | Two or more families (rent under \$40) |

It is of interest to note that the proportion of dwellings which lack private toilet and bathing facilities is the most glaring deficiency in San Francisco homes.

It is recognized by the Authority that this definition is quite limited in view of the fact that survey procedures did not permit enumerators to investigate conditions within the dwelling unit, but limited the coverage to the type of data obtainable by contacting the householder at the entrance to his home. As a result of this limitation, housing conditions in San Francisco can be assumed to be considerably worse than disclosed by the Survey. For example, the factor "Without Window in Each Room" was one of the criteria. In addition to such rooms being unlawful for residential purposes, it is also unlawful if the size of the window is below a specified ratio to the floor area or does not admit sufficient light and ventilation.

Thus, by using only the glaring substandard conditions, the survey has accounted for 45,728 substandard dwelling units. In the converted hotel structures there are an additional 27,082 substandard units.

A re-survey was made of the low income housing areas which enumerated particularly the family characteristics of low income families.

The Low Income Housing Area Survey used as a basis for selecting families the definition for substandard housing mentioned above, with special coverage of important racial groups including all of the negro families, 40 per cent of the Chinese and 20 per cent of white and other races.

Enumeration of families living in substandard dwelling units was started in September, 1939, and completed January 19, 1940, by eighty-five of the best enumerators, who were given intensive training in public relations and the technical phases of the survey.

Further data on both the Inventory and the Low Income Housing Area Survey will be published within the next few months. A small staff will be retained to analyze the data and to prepare two volumes for publication. One volume will contain maps delineating the various factors indicative of housing conditions; the second volume will include analysis of the data and detailed statistical tabulations of all survey material.

In addition to the above described surveys, the Authority proposes in cooperation with the City and County of San Francisco and with the facilities of the Work Projects Administration to undertake a cost-revenue survey of San Fran-

cisco on a census tract basis. This survey, it is believed, will indicate very definitely the distribution of municipal costs over the entire City. It will show whether or not substandard housing and blighted areas generally produce sufficient revenue in taxes to compensate for City services in such areas, and also whether or not the better, unblighted residential districts are subsidizing blighted areas by bearing an undue portion of the taxation load.

Many other large metropolitan areas have undertaken similar surveys and conclusive evidence has been secured indicating the high cost of blighted areas to the taxpayers. In Cleveland, for example, in 1932 a study of a blighted area revealed a district containing 2.5 per cent of the total population and 12 per cent of the total death from tuberculosis. This same district took 5 per cent of the city's cost of police protection; 7.5 per cent of the city cost for health services; and 14.5 per cent of the city cost for fire protection. The tax return to the city from this area would total, assuming no tax delinquency, \$225,000. This district cost \$1,356,000 for city services. In other words, the other taxpayers of Cleveland actually paid the deficit amounting to \$1,131,000. More simply stated, the *income* in this area amounted to \$10 per person while the *cost* to the city totaled \$61 per person.

The Housing Authority has initiated action to study possibilities for rehabilitation of blighted areas. Several conferences have been held with various governmental and private agencies; among them the Federal Housing Administration, the San Francisco Real Estate Board, the San Francisco Chamber of Commerce, the Northern California Chapter of the American Institute of Architects, the Producers Council, and the Associated General Contractors. The purpose of these conferences has been to discuss ways and means for a demonstration project of large scale rehabilitation in a substandard area with the hope that private enterprise could be shown a profitable field for activity.

The New York "Merchants Association Slum Re-development Committee" has been sponsoring legislation in New York providing the framework for such rehabilitation work. It is reported that the Legislature has passed the necessary acts providing for the following: 1. Approval by designated public authority of plans and financing. 2. Right of eminent domain in an area when 60 per cent of the property owners consent. 3. Tax concessions—basing assessment on old valuation for 10 years. 4. Limited dividends for 10 years and Municipal participation in excess dividends after the 10-year period amounting to one-third of the excess.

Such a plan, together with the recently announced insurance of large scale "Rehabilitation Loans" by the Federal Housing Administration would seem to carry tremendous business and social possibilities.

SUBSTANDARD HOUSING AND RELATED SOCIAL DATA

CENSUS AREA MAP



| CENSUS AREA | DWELLING UNITS TOTAL | PERCENT SUBSTANDARD | JUVENILE DELINQUENCY PERCENT DISTRIBUTION | PEDESTRIAN TRAFFIC ACCIDENTS* | TUBER- CULOSIS CASE RATE** |
|----------------|-------------------------|------------------------|--|-------------------------------------|----------------------------------|
| | | | JUVENILE DELINQUENCY | | |
| ALL AREAS | 221,676 | 20.5 | 100.0 | 100.0 | |
| A | 41,171 | 22.8 | 12.2 | 18.9 | 267 |
| B | 21,627 | 7.2 | 3.6 | 2.9 | 71 |
| J | 45,989 | 38.9 | 23.3 | 15.7 | 148 |
| K | 4,490 | 65.9 | 4.6 | 8.0 | |
| L | 13,090 | 28.8 | 13.4 | 13.7 | |
| M | 18,879 | 14.3 | 10.0 | 9.7 | |
| N | 27,551 | 23.9 | 20.2 | 21.7 | 150 |
| DEGH | 20,899 | 3.1 | 4.5 | 4.6 | 60 |
| OPQ | 27,980 | 3.2 | 8.2 | 6.8 | 70 |

Source: U.S. Bureau of Census

* Involving children under 12 years of age from July to December, 1939.

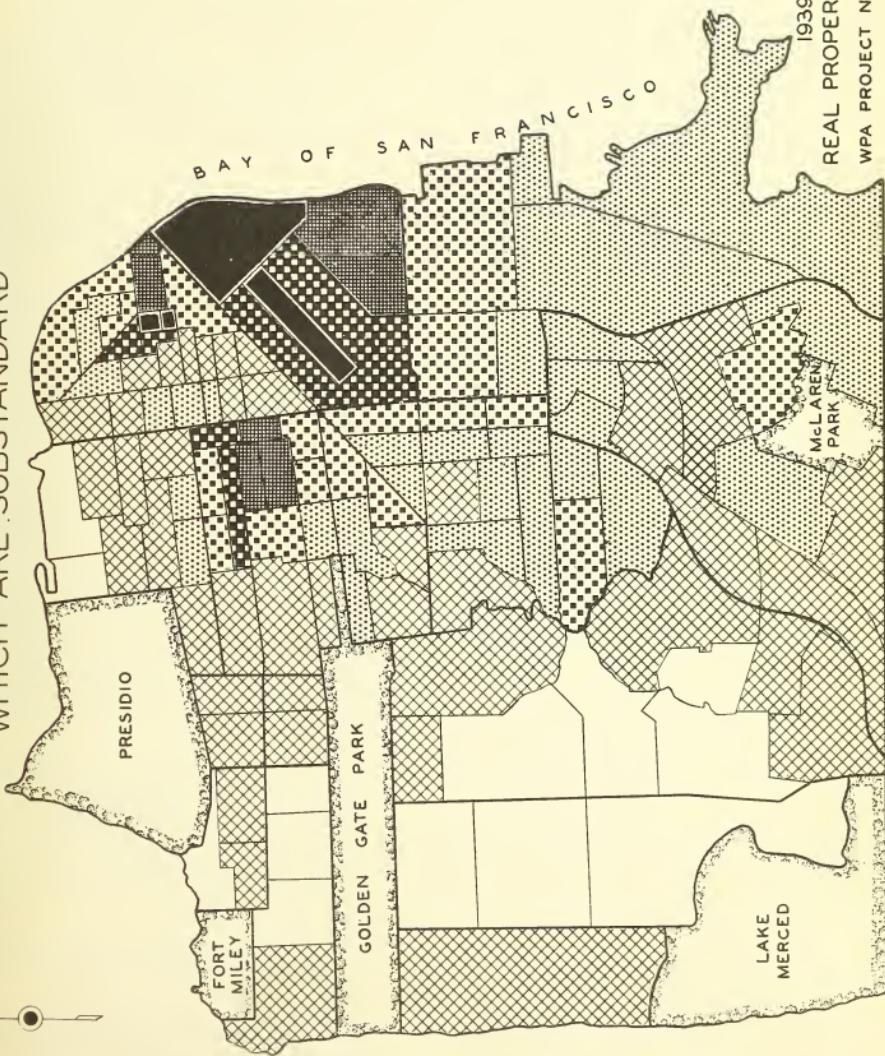
** Per 100,000 persons. Data approximate for Census Areas.

Sources: Real Property Survey
Police Department
1937 Tuberculosis Survey
Juvenile Court

PERCENT OF DWELLING UNITS
WHICH ARE SUBSTANDARD

PERCENT

| | |
|-----------|-----|
| LESS THAN | 2 |
| 2 | 14 |
| 15 | 29 |
| 30 | 49 |
| 50 | 69 |
| 70 | 84 |
| 85 | 100 |



THE EQUIVALENT ELIMINATION OF SUBSTANDARD DWELLINGS

ELSEWHERE IN THIS REPORT may be found the statistical and pictorial evidence of substandard housing in San Francisco.¹ Necessary brevity does not permit inclusion of all of the pictorial data that have been accumulated by this Authority. However, the limited sample shown herein is fair evidence of the insanitary, unsafe and unhealthy dwellings in which many thousands of our low income citizens are forced to live.

All projects of the Housing Authority of the City and County of San Francisco to which the United States Housing Authority makes annual contributions, and which involve the construction of new dwellings must include a contract with the City for "the elimination by demolition, condemnation and effective closing, or the compulsory repair or improvement of unsafe and insanitary dwellings situated in the locality or metropolitan area substantially equal in number to the number of newly constructed dwellings provided by the Project" (Section 10a and Section 11a of the United States Housing Authority Act of 1937, as Amended).

The Board of Supervisors of the City and County of San Francisco, by Resolution No. 362, authorized the execution of an agreement by which equivalent elimination of 3,000 unsafe and insanitary dwellings would be made in addition to the 660 covered by a former existing agreement. The total number of 3,660 units thus covered is substantially equal to the number of new housing units to be built within the City and County under the present \$15,000,000 loan fund earmarked by USHA for San Francisco. Equivalent eliminations under these contracts as recorded by the Department of Public Health between July 8, 1938, and February 28, 1940, total 1,904 dwelling units. Dr. J. C. Geiger, Director of Public Health of San Francisco, in a letter dated February 28, 1940, to Chief Administrative Officer Alfred J. Cleary, reports as follows:

"Cases handled by the Division of Housing Inspection, subsequent to July 8, 1938, and condemnation proceedings instituted by the Division:

98 buildings were condemned as insanitary.

748 dwelling units eliminated as insanitary, dangerous and unfit for human habitation.

48 of the 98 buildings have been vacated and demolished.

50 of the 98 buildings have been condemned, vacated and are repaired to comply with the orders of the division, or are pending abatement in the Superior Court, repair or demolition.

Cases handled by the Housing Division subsequent to July 8, 1938, without condemnation proceedings:

77 buildings were reported.

346 dwelling units were eliminated by order of the division.

61 of the 77 buildings have been demolished.

9 buildings have been repaired to comply with orders of the division.

7 buildings have been vacated pending repairs or demolition.

In all 175 cases were handled by the division with a total of 1,094 dwelling units completely eliminated."

On the Holly Courts Project, Cal. 1-1, Equivalent Elimination has been recorded by the Health Department and forwarded to the United States Housing Authority by this Authority for credit covering the full 118 dwelling units planned for that Project. A breakdown of the eliminations indicates that 55 dwelling units were eliminated by compulsory demolition; 28 by compulsory closing; 12 by compulsory repair or improvement; and 23 demolished by private owners after action had been instituted by the department of Public Health, making a total of 118 insanitary dwelling units eliminated for this Project in accordance with the requirements of the USHA and the Equivalent Elimination Agreement of the City.

This Authority is now cooperating with the Department of Public Health in the preparation of additional reports to USHA which will cover equivalent elimination on the Potrero Terrace Project, Cal. 1-2, of 469 dwelling units, and the Sunnydale Project, Cal. 1-3, of 772 dwelling units. Further equivalent elimination will be reported as additional projects mature.

The Housing Authority wishes to express its appreciation of the helpful cooperation that has been evidenced by Dr.

¹ Summary Substandard Dwelling Map and photographs of substandard housing contained in this Report were prepared with the assistance of the Work Projects Administration O.P. 65-1-08-202.

J. C. Geiger, Director of Public Health, and Homer P. Thyle, Chief Housing Inspector of the Department of Public Health, and their staff.

In order that there be no misunderstanding of the term "substandard" this Authority is called upon by the USHA to adopt a definition of substandard housing. The definition as adopted is based almost entirely upon existing laws and ordinances, as follows:

A. PHYSICALLY SUBSTANDARD:

A dwelling unit should be considered substandard from a physical point of view if one or more of the following conditions exist:

a. State of Repair.

Any dwelling unit unfit for use or in need of major repairs or extensive minor repairs to overcome hazards to persons and health (State Housing Act as Amended in 1937, Sections 67 to 74 inclusive) and (Ordinance 1008, New Series City and County of San Francisco, Building Law, City and County of San Francisco).

b. Equipment.

1. Plumbing inadequate or not in accordance with sanitary requirements (State Housing Act, Sections 35 to 42 inclusive, and 54 and 58a) (Ordinance 615, New Series, City and County of San Francisco).

c. Planning and Space.

1. Room size insufficient (State Housing Act, Sections 30, 63 to 65).

2. Stairways, halls or fire escapes inadequate or insufficient (State Housing Act, Sections 43 to 53 inclusive).

d. Faulty Relation to Adjoining Structures.

Yards, courts, shafts, windows, set-backs, passageways, etc. If insufficient area or improper dimensions to supply adequate light and air. (State Housing Act, Sections 11 and 13 to 26 inclusive, also Sections 31 to 34 inclusive, also Sections 60 to 64.)

e. Violations.

Floor, shaft, vent, wall, boilerroom or garage structure hazardous (State Housing Act, Sections 12, 28 and 54 to 59 inclusive, also Section 61) (Ordinance 8564, New Series, City and County of San Francisco, Garage Ordinance Building Laws, San Francisco).

B. SUBSTANDARD OCCUPANCY CONDITIONS:

The housing conditions of a family should be considered substandard from an occupancy point of view if:

a. The number of persons is in excess of 1.5 times the number of rooms.

b. More than one family lives in the dwelling unit if rental is under \$40 per month.

c. Cellars used for living or sleeping purposes.

d. Rooms or dormitories occupied by excessive number of persons.

e. Unsuitable rooms used for cooking or preparation of food.

f. Unsuitable rooms used for living or sleeping purposes (State Housing Act, Sections 27, 62 and 65) (Ordinance 11.083, City and County of San Francisco, Gas Appliance Ordinance).



1. Sadowa Street—scarcely habitable.
2. Fairfax Avenue—Insanitary outside toilet.
3. Virginia Street, three blocks off Mission—unfit for use.
4. Duncan Street — 70 years old—unfit for use.
5. Church Street—dilapidation and disrepair.

SITES AND LAND ACQUISITION

HOUSING TO BE ADEQUATE is more than mere shelter. Shelter against the elements is not housing in the complete sense. Earlier civilizations found caves and mud and wattle huts sufficient for their primitive needs, but our modern complex life requires far more facilities for the amenities of living. Public housing should provide the framework for a way of life for its tenants which must be set within the greater framework of the community and the City.

Shelter alone is not sufficient in our housing projects—low income families already have such shelter, however inadequate. But public housing contemplates privacy, adequate air circulation and sunlight—people require facilities for social contact, active and leisure activities and common services—they should be able to stretch and relax in desirable surroundings, not in cramped, dark quarters overlooking congested, heavily trafficked thoroughfares.

It is the desire of the Authority to provide insurance against deterioration of the neighborhood, and to provide opportunities for the growth of a better community life.

Such opportunities for a better way of living may be briefly enumerated as follows:

- (a) Provision for privacy for each family within the home, and opportunity for group life outside the home.
- (b) Adequate sunlight and ventilation in the rooms; adequate space; and space out of doors for active games and for rest and relaxation.

One of the most difficult phases of the Authority's work during the past year has been in the selection of sites.

It should be pointed out that site selection involves many considerations. Among the factors which influence site selection are transportation and shopping facilities, location of schools and public playgrounds, topography of the land, family incomes, size and composition of the families to be housed and land values.

Housing projects must fit into the established framework of the city and careful analysis of all the above factors is essential to the successful location of new housing; scarcity of suitable sites has been a difficult obstacle in San Francisco because the city is small in area and land values are high, particularly in the older, more densely populated sections of the city, where incipient blight has already begun its destructive work.

These high land costs have prevented the Authority from locating projects in certain areas in which they are most obviously needed. Densely populated central areas such as the Western Addition, Hayes Valley, Fillmore and North Beach sections have presented almost insurmountable obstacles due to high costs of land. The United States Housing Authority has imposed a restriction of \$1.50 per square foot for existing land and improvements. This regulation has for the time being limited the availability of sites in San Francisco.

It should not be construed, however, that those districts mentioned above are less substandard than other areas. The Authority has given much serious thought to the practical solution of the immediate problem of rehousing low income families as rapidly as possible on *suitable* sites that are obtainable within the price limitations imposed by the USHA.

It is almost impossible to meet all of the requirements which would characterize an ideal site; in order to overcome obstacles some requirements must be compromised.

The Authority's first three projects are now under construction upon sites that meet most requirements for ideal location. Inexpensive land, close proximity to existing community facilities were prime factors in the selection of these sites.

Unforeseen difficulties were encountered in obtaining a close-in site which was considered suitable for a large project. Calvary Cemetery, now abandoned, was selected by the Authority as the site for a project of one thousand dwelling units. Spirited controversy arose over the use of this site to such a degree that the entire housing program in San Francisco was jeopardized. Many protests were filed with the Commission including one from the Board of Supervisors, and on November 30, 1939, the Commissioners voted to abandon plans for the development of this site.

The acquisition of the land for housing projects is frequently a time consuming and lengthy process. Large scale planning involves the purchase of many small parcels of land and the Authority has to deal with many individual property owners in negotiating for purchase of the various holdings.

The site for Holly Courts (Cal. 1-1) was purchased from the City and County of San Francisco on August 5, 1939. There were no difficulties encountered in this transaction, inasmuch as it involved but a single parcel of land bounded by Appleton, Patton, Highland and Holly Park Circle.

Negotiations were commenced in April of 1939 for the purchase of properties bounded by Wisconsin, Texas, 23rd and 26th Streets, as site for the Potrero Terrace Project (Cal. 1-2). On February 13, 1940, a final decree under eminent domain was entered, bringing the acquisition program to a successful conclusion. Of the seventy-six parcels involved, sixty-six were acquired through purchase. The balance (ten parcels) were acquired under condemnation; of these only one was the subject of an unfriendly suit. The remainder, where stipulation as to price was agreed upon prior to court appearance, were included in the suit for various reasons, such as lack of probate proceedings, to quiet title, etc.

Acquisition of land for the Sunnydale Project (Cal. 1-3) involves the purchase of forty-two parcels. As of March 31, 1940, twenty-two parcels have been purchased. While negotiations are being continued on the balance of the parcels, necessary steps have been taken to institute suit under eminent domain to secure title.

Negotiations and purchases for other sites are under way.

CONSTRUCTION PROGRAM

THE FIRST ANNUAL REPORT issued by this Authority covering the period ending April 18, 1939, stated that three applications for loans had been approved by the USHA and gave the status of these projects briefly as follows: HOLLY COURTS, Cal-1-1, "Bids will be received May 9th next"; Potrero Terrace, Cal-1-2, "Preliminary Drawings are nearly finished . . ."; Sunnydale, Cal-1-3 ". . . is now being studied for preliminary drawings."

The current year has witnessed commencement of actual building operations on these three projects and the establishment of a program for the utilization of the balance of ear-marked funds.

The work covering any project comprises three phases—the preparation of project applications, the coordination of architectural and engineering services, and administration of construction operations.

At the outset of the program it was found that although much of the statistical data regarding the physical housing conditions in the city were based on incomplete surveys, enough data were available for the development of the first few sites. Data from the current Real Property Survey were utilized in the preparation of subsequent applications. Some ninety-five sites have been considered by this Authority, from which twelve, including projects now under construction, have been selected as suitable for development. This program contemplates the entering into Loan Contracts with the USHA for the full amount of funds ear-marked for San Francisco, amounting to \$15,000,000, together with funds to be raised by local financing. A summary of this program is noted on the table below.

| Project Number | Approx. Area (Acres) | No. of Bldgs. | Estimated Number of Dwelling Units | | | | | | | Rooms Unit | Stories | *** Land Coverage | ** Estimated Construction Cost | |
|----------------|----------------------|---------------|------------------------------------|-------|-----|-------|----|-------|-----|--------------|---------|-------------------|--------------------------------|---------------------|
| | | | 3 | 3 1/2 | 4 | 4 1/2 | 5 | 5 1/2 | 7 | | | | | |
| CAL-1-1 | 2.68 | 10 | | 48 | | 60 | | 10 | | 118 | 4.18 | 2 ^a | 36.6% | \$ 380,000 |
| †CAL-1-2 | 17.16 | 38 | | 67 | 108 | 239 | | 55 | | 469 | 4.36 | 2-2 1/2 | 13.1% | 1,500,000 |
| †CAL-1-3 | 48.83 | 90 | 42 | 39 | | 531 | | 145 | 15 | 772 | 4.60 | 1-1 1/2-2 | 16.08% | 2,195,000 |
| CAL-1-4 | 4.96 | 8 | 113 | | 78 | 59 | | 28 | | 278 | 3.85 | 3 | 27.44% | 873,000 |
| CAL-1-5 | 4.47 | 8 | 78 | | 60 | 30 | | 60 | | 228 | 4.2 | 3 | 30.00% | 730,000 |
| *CAL-1-8 | 2.604 | 6 | 98 | | 32 | 18 | | 18 | | 166 | 3.63 | 3 | 33.66% | 479,000 |
| *CAL-1-9 | 4.822 | 18 | 67 | 6 | 53 | 39 | | 35 | | 200 | 4.01 | 2 1/2 | 28.03% | 558,000 |
| †*CAL-1-10 | 11.394 | 33 | 126 | 21 | 8 | 78 | | 37 | | 270 | 3.84 | 2-2 1/2 | 18.3% | 872,000 |
| *CAL-1-11 | 2.26 | | 75 | | | 52 | | 23 | | 150 | | | | 480,000 |
| *CAL-1-12 | | | 265 | | 215 | | 55 | 15 | 550 | | | | | 1,760,000 |
| *CAL-1-15 | | | | | | | | | | 300 | | | | 960,000 |
| *CAL-1-16 | 2.38 | 17 | 103 | | 35 | | 8 | 4 | | 150 | 3.35 | 3-3 1/2 | 30.00% | 531,000 |
| TOTAL | | | | | | | | | | 3,651 | | | | \$11,348,000 |

* Applications pending and in preparation.

** Estimated Construction Cost includes Site improvements. The estimated Construction Costs, together with land acquisition costs, Project Services, Carrying charges, Administration and equipment as budgeted in applications for loans comprise the total program estimate of \$16,621,169.00.

*** Ratio of net Building Area to net land area.

† Exclusive of separate Administration Building to be provided for the project.

As noted, Holly (Cal. 1-1), Potrero (Cal. 1-2) and Sunnydale (Cal. 1-3) are under construction. Furthermore, the USHA also has approved applications for Projects Cal-1-4 and Cal-1-5, and has entered into loan contracts with this Authority, making funds available for the development of these projects. Applications for Projects Cal-1-9 and Cal-1-10 have been submitted to the USHA. The remainder of the applications are in the course of preparation.

Cal-1-15 deserves special mention. This project is intended to relieve conditions in Chinatown, which is notorious for its poor housing. High land values, restricted areas, small holdings, types of building construction and other factors have militated against early development of a project in this district. Recently, the USHA, recognizing the peculiar problems of this district has approved the use of additional USHA funds up to two-thirds of the cost of land in excess of the normal limit of \$1.50 per square foot, providing the remaining one-third is raised locally. Following conferences between City officials, the Chinese Advisory Committee, the Junior Chamber of Commerce and many other representative organizations, the Board of Supervisors on March 4, 1940, pledged by resolution No. 852 (Series 1939) the sum of \$75,000 to meet this condition and make possible a project in Chinatown. Encouraged by this act of official cooperation, intensive study on this project has been undertaken.

As mentioned in the previous report, Holly Courts Project designed by Arthur Brown, Jr., Architect, had at that time reached the status of being ready for construction.

Bid documents for the Potrero Terrace Project, (Cal. 1-2), by Associated Architects Frederick H. Meyer, John Bakewell, Jr., and Warren C. Perry, were completed in successive stages. Bids were called for and contracts let on three major headings: grading, street improvement, and general construction work. This project, comprising 469 dwelling units and covering 17 acres, because of the topography, will be one of the most unique projects in the United States, and provides excellent illustration of the value of group planning. This project utilizes land which is economically unsuitable for private development; a portion of this site at the time of acquisition was used as a dumping ground. Thus, a public liability is being transformed, without prejudice to private enterprise, into a splendid amphitheater supporting terraces of sunlit dwellings.

The completion of documents on the Sunnydale Project by Albert F. Roller and Roland I. Stringham, Associated Architects, although less difficult from a technical standpoint than those of either Holly or Potrero, was more spectacular

from a point of time. The preliminary studies had been carried on from April through to October, at which time, in compliance with a request from the USHA, November 27th was set for issuance of documents for bidding. The tremendous work of completing the working drawings and specifications was carried on under "forced draft" and bids were received on December 19th. The fact that this work was accomplished within such an exceedingly short time was due to the hearty cooperation by the Architects, their consultants, the representatives of USHA, and the coordination of these efforts by our Technical Staff. The Staff checked and edited documents, and planned for the development of off-site improvements necessary for approval of the site plan and acceptance by the City of its street system.

Bids for the general construction of Holly Courts Project were received by this Authority on May 9, 1939, and award was made to Barrett and Hilp, General Contractors, in the amount of \$373,787.00. Ground breaking ceremonies were held July 7, 1939, and work has continued without interruption from that day. This project is not only the first in the San Francisco program, but the first in the USHA program west of the Rockies to start actual construction. The time set in the specifications for completion of the work was 300 days, and allowing for authorized extensions, there is every indication that this projected schedule will be met by the contractor. In fact, a sample unit was completed and ready for public inspection on April 5th. The office of the project will be open for business May 1st, while it is expected that the entire project will be ready for acceptance by this Authority on May 31, 1940. This project is an excellent illustration of the value of group planning as developed under the housing program. For example, the typical residential blocks in the City are divided into narrow lots which are wasteful in effective utilization of the land. These typical blocks have from thirty to fifty residential structures containing from seventy to one hundred dwelling units in flats and single dwellings all limited in plan by the arrangement of street frontages, generally not over 25 feet wide. The deep, narrow buildings, pressed tightly together permit access of sunlight only to front or rear rooms, the remainder being poorly lighted and ventilated by small courts or "lightwells." Contrasted with this planless system of development Holly Courts contains approximately the same area as the average block but by proper arrangement of group housing provides 118 dwelling units in two-story structures. Thus group planning increases land utilization for dwellings by forty or fifty percent and provides for each dwelling unit ample light, air

and privacy. By such planning also small garden spaces are provided for tenants and sunny community play spaces developed, off the streets, for small children.

Construction work for Potrero Terrace, as previously noted, was segregated and contracts awarded as follows: General grading, Macco Construction Company. Street Improvement work, Eaton and Smith and Chas. L. Harney. General Construction, Meyer Construction Company. This was done to permit grading operations involving the moving of some 225,000 cubic yards of earth to proceed concurrently with final development of building plans and to allow for compacting of the earth and general readjustments of the grading during the winter months. The difficulty of obtaining certain parcels of land lying within the site seriously impaired this program, but nevertheless with responsive cooperation by the grading contractor, working two shifts part of the time, this work was brought to a successful conclusion on schedule, and work on the improvement of streets and the construction of buildings is now under way. It was necessary to remove power lines from the site and a contract was entered into with the utility company for this work. This was

carried on concurrently with the grading operations. The street improvement work was awarded in two separate contracts. Difficulties in signing contracts with private individuals holding property along boundary frontages for their share of improvement, has delayed in commencing of street construction work. However, general construction work is proceeding according to schedule.

Bids on the Sunnydale Project were received on December 19, 1939, and the low bidder, Barrett and Hilp, were awarded the contract and following receipt of formal order to proceed, are now vigorously prosecuting this work.

Architects have been selected for projects not yet under construction as follows:

Cal-1-4 Messrs. W. W. Wurster and Harry S. Thomsen.

Cal-1-5 Messrs. Clarence H. Tantau and William G. Merchant.

Cal-1-12 Messrs. Timothy L. Pflueger and Lewis P. Hobart.

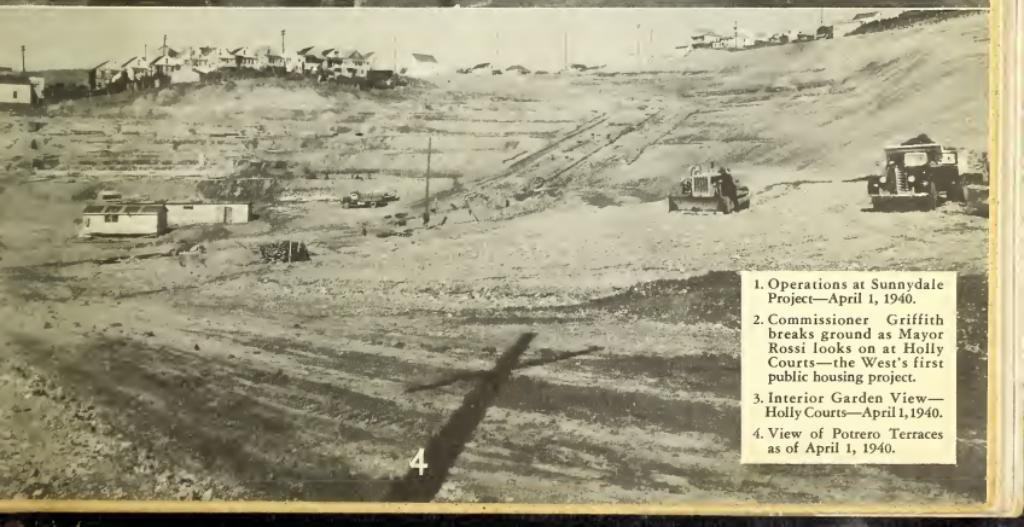
Cal-1-15 Messrs. Mark Daniels and Henry T. Howard.

The following table gives the schedule of project applications upon which approval has been received from the USHA:

| Project | Application Submitted | Application Approved | | Advertised for Bids | Contract Signed | Order to Proceed | Ground Breaking | Estimated Date of Completion |
|-----------|-----------------------|----------------------|----------------------------------|---------------------|-----------------|------------------|-----------------|------------------------------|
| CAL-1-1 | 10/28/38 | 12/14/38 | Gen. Constr. Ranges (Cooking) | 4/12/39 1/19/40 | 3/30/39 | 7/7/39 | 7/7/39 | 5/31/40 |
| CAL-1-2 | 11/5/38 | 12/14/38 | Grading | 7/26/39 | 10/16/39 | 10/23/39 | 9/17/39 | 1/30/41 |
| | | | Street Impr. Prop. No. 1 | 9/8/39 | 12/18/39 | 3/18/40 | | |
| | | | Prop. No. 2 | 9/8/39 | 12/19/39 | | | |
| | | | P. G. & E. | | 10/12/39 | 10/17/39 | | |
| | | | Gen. Constr. | 10/26/39 | 12/24/39 | 3/5/40 | | 7/17/41 |
| CAL-1-3 | 2/17/39 | 3/30/39 | Gen. Constr. | 11/22/39 | 2/8/40 | 3/18/40 | 2/17/40 | 4/21/41 |
| CAL-1-4 | 1/10/40 | 3/5/40 | | | | | | |
| CAL-1-5 | 4/21/39 | 6/24/39 | | | | | | |
| *CAL-1-6 | 2/13/39 | 3/30/39 | | | | | | |
| **CAL-1-7 | 3/14/39 | 4/12/39 | | | | | | |

* Abandoned by Commission of Housing Authority of the City and County of San Francisco 7/6/39.

** As supplement to Cal-1-2, increasing from 298 to 469 dwelling units.



1. Operations at Sunnydale Project—April 1, 1940.

2. Commissioner Griffith breaks ground as Mayor Rossi looks on at Holly Courts—the West's first public housing project.

3. Interior Garden View—Holly Courts—April 1, 1940.

4. View of Potrero Terraces as of April 1, 1940.

TENANT SELECTION AND MANAGEMENT

HOLLY COURTS, San Francisco's first housing project of 118 units will open for occupancy in June 1940. While there are many advantages in opening a large program with a small development, a difficult tenant selection problem was faced in selecting only 118 families from the hundreds of applicants who have applied. In solving this problem and many others that arose the counsel of the Tenant Selection Advisory Committee has proven invaluable.

The Committee advises the Authority on tenant selection policies. It also approves all selected applications, rules on appeals from decisions of the Tenant Selection Division, and has given helpful advice on many other problems.

Families having the lowest incomes able to pay the rent and families in greatest need of better housing are given preference in selection. To achieve this aim local maximum income limits for Holly Courts were established, ranging from about four to four and one-half times the rent, well under the USHA limits of from five to six times the rent.

The following tables indicate maximum family income limits, rents, number and size of dwelling units, and family sizes as planned for the Holly Courts Project.

SCHEDULE OF LOCAL MAXIMUM INCOME LIMITS

| Number Persons | 2 | 3 | 4 | 5 | 6 |
|----------------|---------|---------|---------|---------|---------|
| in Family | | | | | |
| Maximum | \$72.00 | \$82.00 | \$85.00 | \$88.00 | \$90.00 |

HOLLY COURTS RENT SCHEDULE

| No. Units | No. Rooms Accommodated | Persons | Shelter | Utilities | Total Rent |
|-----------|------------------------|---------|---------|-----------|------------|
| 48 | 3 1/2* | 2 to 3 | \$12.90 | \$5.05** | \$17.95 |
| 60 | 4 1/2 | 3 to 4 | 14.20 | 5.50 | 19.70 |
| 10 | 5 1/2 | 5 to 6 | 15.40 | 5.80 | 21.20 |

* 1/2 room is 60 square feet for dining space generally added to kitchen.

** Utilities include ample allowance of electricity, gas and water. Garbage removal included in total rent.

The need of families for better housing was graded by a carefully devised scoring system. Items weighed most heavily include living accommodations in condemned buildings, in buildings unfit for use or in need of major repairs, no running water, no electricity, no private toilet or bath, no proper kitchen facilities, unsafe heating arrangements, doubled up or over-crowded conditions. All other eligibility factors on

each application are also graded and the resulting comparative score determines the order of preference in selection of tenants.

Families accepted for Holly Courts must have one member, preferably the head, who is a citizen or has first papers and must have county residence. Preference is given families with children under the age of 16. Reliable rent paying habits are also a factor in final selection.

As a general policy the Authority will attempt to house families in the same general neighborhood where they have religious, school and social ties.

The Tenant Selection Staff was carefully chosen with specific job qualifications in mind, some on a leave of absence from other public agencies. Each was given an initial training period of from one to five weeks and participated in the compilation of manuals for his specific work. All forms and procedures were tested experimentally before being drawn up in final form.

Applicants are registered and notified by letter to make formal application following initial study for eligibility. After review applications are routed to field interviewers for scoring of housing need. Meantime social service exchange clearances, employment letters and other verification correspondence have been mailed. Those applications remaining in the selected groups are next routed to an agency worker who reads relevant records and clears all remaining eligibility factors.

These carefully worked out procedures executed by a well-qualified staff assure the Authority of uniform treatment of applications and final selection of tenants meeting high standards.

Experience with first seekers of the new homes demonstrated from the beginning a splendid understanding of the aims of the housing program and a fine cooperative spirit towards the Authority, while, at the same time revealing a deep human yearning for a decent home for their children.

Tenant information was disseminated through many articles in the daily press, through speeches and by the distribution and posting of tenant selection pamphlets in schools, churches, union offices, social agencies and neighborhood centers.



1. Showing insanitary and inadequate community kitchen facilities.

Grant Avenue—Chinese community kitchen in hallway.

2. Stockton Street—another Community kitchen.

3. Grant Avenue—entrance to Chinese apartments—not seen by tourists.

4. A disease-breeding alley in Chinatown.

5. Union Street—A two family residence.

A great impetus toward better public understanding was given by the opening to visitors of the budget-furnished home at Holly Courts. An energetic Committee of the San Francisco Housing Association, headed by Mrs. Donald Gregory, devoted much time and effort in completely furnishing a 3½ room flat on a budget of less than \$85.00. This demonstration is serving to acquaint all with the new homes and giving many wise, practical suggestions to the families who will move to Holly Courts.

MANAGEMENT:

Because of the fact that Holly Courts will be not only the first project opened by the San Francisco Housing Authority but also the first west of the Rockies, particular care has been given to the development of management plans.

In accordance with routine procedure an estimate of annual income and expense has been made which is given below.

| ESTIMATED ANNUAL BUDGET | |
|--|-------------|
| <i>Net Income</i> | |
| Rents and Utility Charges (less vacancy loss) | \$26,526.20 |
| USHA contribution (adjusted maximum) | 20,662.00 |
| | <hr/> |
| | \$47,188.20 |
| <i>Expense and Debt Service</i> | |
| Management | \$ 6,193.00 |
| Operating Services | 2,140.00 |
| Utilities | 7,336.00 |
| Repairs, Maintenance and Re- placements | 5,864.00 |
| Miscellaneous | 1,506.00 |
| Contingency Reserve | 2,846.20 |
| Interest and Amortization . . . | 21,303.00 |
| | <hr/> |
| | \$47,188.20 |

Approximately one month before occupancy in June the tenants will have been selected and a very careful program initiated preparing them to meet financial and furniture problems incident to their occupancy.

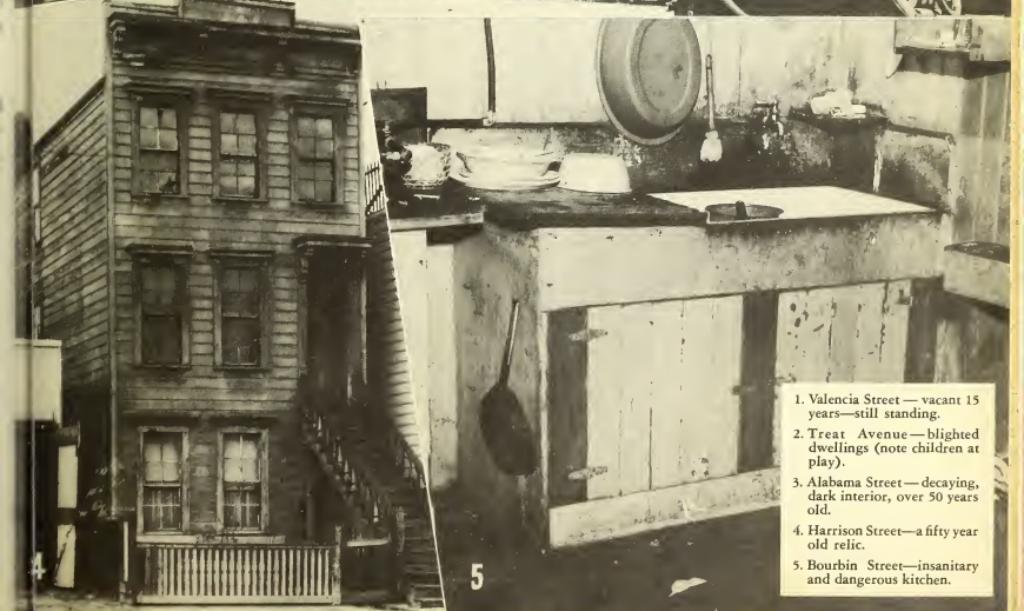
At the time the lease is signed a sworn statement of family's total income will be taken and thereafter once yearly. A deposit of \$5.00 will be required but will be refunded when the family vacates the premises in good condition.

The management will encourage a program of community activities which will get under way slowly as residents express a desire for them.

Every effort will be directed towards integrating the project into the existing community life and neighborhood facilities will be utilized where available. In furthering the same, neighbors will be invited to use project facilities wherever possible.

A social hall, fully equipped with kitchen stove, china and silver, is provided for meetings, clubs and, at a small charge, for the private use of the residents. Fine play facilities are available for school children across the street at Holly Park and recreation equipment within the courts will meet the needs of pre-school children. Three large sandboxes and a number of garden benches will be located within the five interior courts. Most families will have individual gardens for their private use and enjoyment. It is anticipated that a considerable reduction in maintenance costs will be achieved through fostering a spirit of cooperation and pride among the residents in caring for their new homes.

Only experience itself can be the final test of later developments in management planning which will be governed with the primary purpose of better serving of project residents, of the immediate neighborhood and the City at large, within the limitations of sound business management.



1. Valencia Street — vacant 15 years—still standing.

2. Treat Avenue—blighted dwellings (note children at play).

3. Alabama Street—decaying, dark interior, over 50 years old.

4. Harrison Street—a fifty year old relic.

5. Bourbin Street—insanitary and dangerous kitchen.

THE AUTHORITY AND THE PUBLIC

THE PROGRAM AND ACTIVITIES of the Housing Authority are governed by a Commission of five members, appointed by the Mayor, all of whom serve without compensation. Regular weekly meetings of the Commission have been held during the past year at the offices of the Authority, 525 Market Street. Each Commissioner has made considerable sacrifice of time in connection with the functioning of the Authority.

The Commission consists of the following members:

MARSHALL DILL

Chairman of the Commission: Importer, former President of the San Francisco Chamber of Commerce; foreman of the 1938 Federal Grand Jury, President, 1940 Golden Gate International Exposition. Term expires April 27, 1940.

ALEXANDER WATCHMAN

Vice Chairman of the Commission; President of the San Francisco Building Trades Council, American Federation of Labor. Term expires March 31, 1942.

MISS ALICE GRIFFITH

Well known for her devoted and unselfish work in the community, particularly the Telegraph Hill Neighborhood House and the San Francisco Housing Association. Term expires April 13, 1942.

E. N. AYER

Apartment house operator, Secretary-General Manager of the Bargene Realty Company, Ltd., Director San Francisco Apartment House Association, Inc. Term expires March 31, 1943.

CARLTON H. WALL

Vice-President and Manager, The Grant Company, officer and director of numerous corporations and business enterprises. Term expires May 3, 1941.

Mr. Ayer was appointed by Mayor Rossi on October 25, 1939, to fill the unexpired term of Mr. Charles Page, who resigned to enter private business.

Mr. Wall was appointed on March 26, 1940, upon the resignation of Mr. L. M. Giannini.

During the past year it was found desirable to seek the recommendations of a number of Advisory Committees on certain pertinent phases of the Authority's program. As the construction program advanced on the first project, Holly Courts, the Authority turned its attention to the problem of tenant selection and management. A Tenant Selection Advisory Committee was appointed with Commissioner Griffith as Chairman. Outstanding workers in the field of social welfare were selected to recommend policies and procedure in connection with this phase of the program. The personnel of the Committee is as follows:

MISS ALICE GRIFFITH, *Chairman and Commissioner of the Authority.*

MISS GRETCHEN GRAY, *Case Worker, State Relief Administration, representing the Coordinating Council of the CIO.*

MISS LUCILLE HENRY, *Director of Social Work, Community Chest.*

MR. HYMAN KAPLAN, *Executive Director, Federation of Jewish Charities.*

MRS. PRUDENCE KWIECIEN, *Executive Secretary, Family Service Agency.*

MISS PHOEBE MATTHEWS, *Executive Secretary, San Francisco Coordinating Council.*

MRS. RACHEL T. WARD, *Administrative Supervisor, State Relief Administration.*

MISS ANNIE CLO WATSON, *Executive Secretary, International Institute.*

Housing conditions in Chinatown have long been recognized as among the poorest in the City. As the Authority progressed in its study of the Housing problem in Chinatown it became evident that a Chinese Advisory Committee would be invaluable. On February 8, 1940, the Commission appointed the following prominent Chinese citizens to assist in the development of the Chinese Housing project:

CHEE S. LOWE, *Chairman*

| | |
|------------------|--------------|
| ROBERT S. LEE | KENNETH LEE |
| DR. THEODORE LEE | CHIN GIM HAM |
| ALBERT CHOW | RICHARD FUNG |
| THOMAS LEONG | CHAN YAN |

KENNETH Y. FUNG

The San Francisco Housing Association was called upon to assist in the preparation of a budget furnished home at Holly Courts. A Tenant Aid Committee consisting of Mrs. Donald M. Gregory as Chairman, Mrs. Morse Erskine, Mrs. Leon Sloss, Jr., Mrs. Frank Gerbode and Mrs. Horace Gray worked diligently in furnishing this demonstration unit.

The Authority next turned to the problem of housing for the colored citizens of San Francisco. A Negro Advisory Committee has been considered and is now in the process of organization.

The Commission wishes to express its thanks to these Advisory Committees who have given freely of their time and efforts in the promulgation of a sound housing program for San Francisco.

Particular mention should be made concerning the Authority's staff of some forty-four members. They have worked long hours with enthusiasm and loyalty, and the quality of

the work has been of high standard. It is perhaps pardonable to note with some pride that San Francisco's program is further advanced than that of any city or county on the Pacific Coast.

As the program of the Authority progresses, greater numbers of citizens are becoming interested; as they become acquainted with the true objectives and guiding principles, their enthusiasm and support grow proportionately.

Many organizations have appointed "Housing Committees" and the active participation of these organizations, committees and of individuals in forwarding the cause of low rent housing has been most gratifying to the Commission. On the other hand opposition to "housing" has generally been due to lack of accurate knowledge, misinformation and in a few cases fear that in some way the rights of property or property values would be adversely affected.

In order to make known the truth about housing, the Authority has sent staff members to various groups for talks and discussion and in many cases shown a sound film produced by USHA entitled "Housing in Our Time." The co-operation of all of the major dailies and practically all neighborhood weeklies has greatly assisted in dissemination of news and factual data.

With the cooperation of station KFRC, which donated radio time, the Authority presented "The Housing Reporter," a weekly dramatization of the Housing program in San Francisco. This series of broadcasts, which ran for seventeen consecutive weeks, received much favorable comment. Capable actors were secured to enact these dramas through the cooperation of Work Projects Administration.

Group tours have been organized, upon request, to the Holly Courts project, where staff members have explained the various points of interest in and about the project. These tours are becoming increasingly popular as evidenced by requests which come from organizations within the City and numerous requests from high schools and colleges in the Bay Area.

The Authority is engaged in the preparation of exhibit material which will be displayed throughout the City. Assistance is being rendered by the National Youth Administration in the execution of scale models, etc. for this purpose.

Acknowledgment is hereby made of the splendid co-operation given to this Authority by Mr. Nathan Straus, Administrator of the USHA and his Washington staff and also by Mr. Winters Haydock, Director of the Regional Office of USHA and his staff.

The San Francisco Housing Association has been of invaluable assistance in promoting public understanding of the program through the various meetings which it has sponsored during the year.

The Authority wishes to thank the San Francisco Housing Council, the Junior Chamber of Commerce, the School of Social Studies, Miss Catherine Bauer, Rosenberg Professor at the University of California and the many organizations and individuals, too numerous to mention, who have so staunchly supported the work of the Authority.

Particular mention should be made of all public officials who, by their interest in the program, have presented much advice and encouragement, including Mayor Angelo Rossi; the Board of Supervisors; Chief Administrative Officer Alfred J. Cleary; Dr. J. C. Geiger; Controller Harold J. Boyd; A. D. Wilder, Director of Public Works; members of the Utilities, Fire, Police, Planning, Park, Recreation and Welfare Commissions, Board of Education, and William R. Lawson, Administrator for Northern California of the Work Projects Administration.

It has been, and will continue to be, the policy of this Commission, to present its public statements in a straightforward, factual manner. Much emotionalism has colored opposition to the program, but it is believed that San Francisco's citizens, when acquainted with the truth, will assist in making available decent housing to citizens of low income and thus provide opportunity for children to grow in healthful home surroundings.

FINANCIAL

THE FUNDS OF THE AUTHORITY are obtained through loans and bond issues secured by revenues from its various housing projects. Initial loans amounting to \$22,000 were made to the Authority by the City and County of San Francisco to finance the preparation of the first loan applications for USHA funds. Of this amount a substantial sum has been repaid and the balance is being used as a revolving fund to be returned to the City Treasury when available. Since every cent of USHA funds must be charged to a definite existing project, preparation of applications for loans on projects which do not yet exist must be financed by such a revolving fund supplied from local sources.

The United States Housing Authority was authorized by acts of Congress to issue \$800,000,000 in bonds. Money from the sale of USHA bonds is loaned to local authorities in return for temporary notes and later, for bonds of the local authorities which are a lien on the income of a project or projects. The USHA may purchase up to 90% of bond issues of the local authorities and 10% must be sold to private investors. By evidence of several bond issues lately marketed by Eastern Authorities private investors will purchase a much larger percentage than required by law and at lower interest rates than can be allowed from USHA.

In addition to the "Loan Contract" on each project there is also executed with USHA an "Annual Contributions" Contract whereby in consideration of certain commitments

by the local authority the USHA pledges to pay each year a sum not to exceed 3 to 3 3/4% of the total development cost of the project.

On the Holly Courts project this annual contribution is limited to payment of \$20,662 per annum and on other projects in proportion to their size. Thus when all projects under present earmarking are completed the annual contributions may aggregate from \$400,000 to \$500,000 per year in total. Annual Contributions are made to assist in the reduction of rentals to the tenants and by Federal laws must be matched by a local contribution amounting to at least 20% of the sum obtained annually from USHA. The local contribution is accomplished by means of tax exemption of all projects which is made mandatory by California State Laws passed in January 1938.

For each project a complete operating budget is established in which all carrying charges, operating expenses, and reserves for repairs, maintenance and replacements are carefully estimated and balanced against indicated income from rent and annual contributions. By careful analysis based upon experience of large projects elsewhere the financial program for operation is closely forecast before the dwellings are occupied by tenants.

A consolidated financial statement is given herewith to show the status of various funds and accounts as of March 31, 1940.

CONSOLIDATED BALANCE SHEET

PROJECTS UNDER LOAN CONTRACT, MARCH 31, 1940

ASSETS

| Account | Total | Projects Cal. 1-1 | Cal. 1-2 | Cal. 1-3 | Cal. 1-4 | Cal. 1-5 |
|--|------------------------|----------------------|---------------------|---------------------|---------------------|---------------------|
| Cash | \$ 290,909.01 | 130,850.60 | 114,217.52 | 38,825.98 | | 7,014.91 |
| Bond Subscribers | 6,759,000.00 | | 1,624,000.00 | 2,970,000.00 | 1,241,000.00 | 924,000.00 |
| Development Costs | 942,675.63 | 447,266.58 | 315,424.46 | 174,820.75 | | 5,163.84 |
| Indeterminate Expenditures (Municipal Fund) | 2,032.05 | | 2,032.05 | | | |
| Ineligible Expenditures | 14.00 | | 14.00 | | | |
| Contra Accounts | | | | | | |
| Uncompleted Contracts | 3,590,102.24 | 69,393.15 | 1,415,007.29 | 2,098,726.80 | | 6,975.00 |
| Bonds Unissued | | | | | | |
| Series "A" | 947,000.00 | 61,000.00 | 242,000.00 | 389,000.00 | 139,000.00 | 116,000.00 |
| Series "B" | 7,727,000.00 | 502,000.00 | 1,983,000.00 | 3,177,000.00 | 1,129,000.00 | 936,000.00 |
| Series "B" 10% | 770,000.00 | 50,000.00 | 198,000.00 | 317,000.00 | 112,000.00 | 93,000.00 |
| TOTAL ASSETS | \$21,028,732.93 | 1,260,510.33 | 5,893,695.32 | 9,165,373.53 | 2,621,000.00 | 2,088,153.75 |

LIABILITIES

| Account | Total | Projects Cal. 1-1 | Cal. 1-2 | Cal. 1-3 | Cal. 1-4 | Cal. 1-5 |
|------------------------------------|------------------------|----------------------|---------------------|---------------------|---------------------|---------------------|
| Notes Payable | \$1,096,573.77 | 502,000.00 | 375,573.77 | 207,000.00 | | 12,000.00 |
| Contract Retentions | 35,954.01 | 31,978.44 | 3,585.07 | 390.50 | | |
| Development Account | | | | | | |
| Creditors | 85,276.78 | 36,968.00 | 44,794.28 | 3,514.50 | | |
| Bond Subscriptions: | | | | | | |
| "B" Bonds | 6,759,000.00 | | 1,624,000.00 | 2,970,000.00 | 1,241,000.00 | 924,000.00 |
| Accrued Interest | 17,826.13 | 7,170.74 | 7,734.91 | 2,741.73 | | 178.75 |
| Contra Accounts | | | | | | |
| Contract Awards | 3,590,102.24 | 69,393.15 | 1,415,007.29 | 2,098,726.80 | | 6,975.00 |
| Bonds Authorized | | | | | | |
| Series "A" | 947,000.00 | 61,000.00 | 242,000.00 | 389,000.00 | 139,000.00 | 116,000.00 |
| Series "B" | 7,727,000.00 | 502,000.00 | 1,983,000.00 | 3,177,000.00 | 1,129,000.00 | 936,000.00 |
| Series "B" 10% | 770,000.00 | 50,000.00 | 198,000.00 | 317,000.00 | 112,000.00 | 93,000.00 |
| TOTAL LIABILITIES | \$21,028,732.93 | 1,260,510.33 | 5,893,695.32 | 9,165,373.53 | 2,621,000.00 | 2,088,153.75 |

CONCLUSION AND RECOMMENDATIONS

THE FOREGOING PAGES have briefly described the activities of the Housing Authority during its second year of operation.

Much has been accomplished; but much remains to be done.

Your Housing Authority, at the conclusion of its present construction program, will have provided about 3600 new homes for our low income citizens. Such a program, however, does not solve the housing problem in San Francisco. Many families in the lowest level of the "middle income" group—families whose aggregate income is just barely above the maximum allowable for assistance in the current program are in many cases almost as badly housed as are our low income group. This problem is one that enlightened government and a public-spirited citizenry must work out together. Only by the sympathetic cooperation of all citizens can we hope to emerge successfully from the maladjustments which today affect our community.

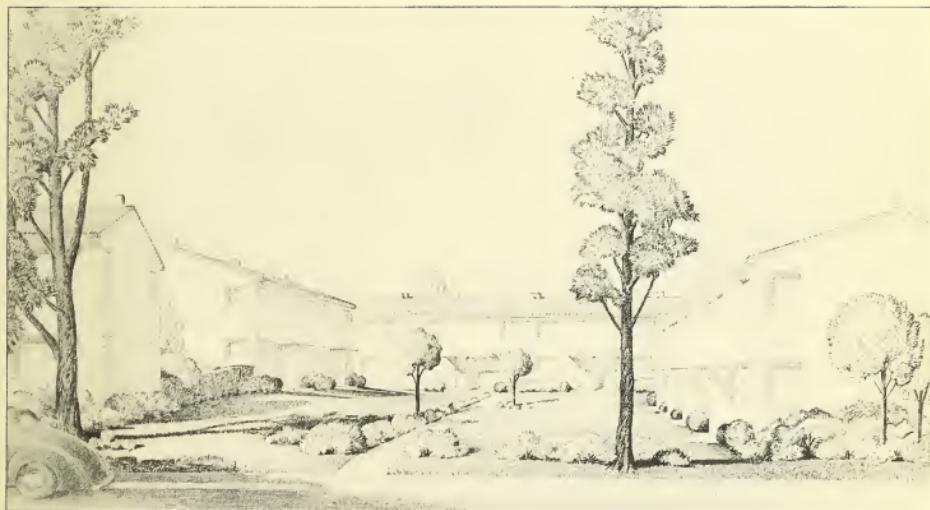
It is quite generally supposed that actual slum clearance and rebuilding on the cleared site is the ideal procedure. This on the contrary may not be true and housing may not be the *best* use for a blighted substandard area which should be cleared. Clearance however by other means than purchase by the Housing Authority is difficult, since San Francisco is "spotty" and its substandard areas are not consistent. The Department of Public Health is the Agency which has legal power to compel clearance work and the elimination of slum conditions but an adequate departmental personnel and full public support are essential to permit full functioning. It is recommended that every facility be afforded to the Director of Health and his staff for carrying out the requirements of Housing and Sanitary laws.

Rehabilitation of blighted areas by private enterprise may be held as impractical unless done by large scale effort and with a profit to the owners. New type loans for neighborhood rehabilitation are offered by the Federal Housing Administration. It is recommended that study be made of possible City cooperation, tax adjustments or other inducement to promote a reclamation of unprofitable shabby districts which now act as blockades for better uses.

With the firm belief that Housing and City Planning are correlated functions it appears desirable that action be initiated to effect a master plan for the City as provided by the City Charter of 1932. A sound, long range program in city planning will assist greatly in the establishment of healthy *planned* growth of our City.

Zoning is an important part of city planning—one that deals with problems of density, height and use of buildings and has proved to be a safeguard to our citizens by controlling land use. However, the greatest protection that could be provided would be the development of planned growth—we should attempt to foresee and plan for the most efficient use of every part of our metropolitan area for the coming years. Studies should be undertaken of population trends, industrial and commercial growth, transportation, parkways, recreational facilities, etc., etc. Careful analysis should be given to subdivision and speculative practices. Elimination of our blighted areas should be studied and carried forward jointly by governmental and private initiative. It is recommended that ways and means be studied to adequately implement the City Planning Commission for a long range planning program.

This Authority is most desirous of cooperating with other agencies, both governmental and private in these tasks.



Garden view of Sunnydale Housing Project





HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

HOUSING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO
Established April 18, 1938

COMMISSIONERS

MARSHALL DILL, *Chairman*

ALEXANDER WATCHMAN, *Vice Chairman*

CARLTON H. WALL

ALICE GRIFFITH

E. N. AYER

ALBERT J. EVERS, *Executive Director*

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PRICE: TWENTY-FIVE CENTS

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
525 MARKET STREET, SAN FRANCISCO, CALIFORNIA

COMMISSIONERS
MARSHALL DILL, CHAIRMAN
E. H. AYER
MISS ALICE GRIFFITH
CARLTON H. WALL
ALEXANDER WATCHMAN

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO
525 MARKET STREET
SAN FRANCISCO, CALIFORNIA

ALBERT J. EVERE
EXECUTIVE DIRECTOR
WILLIAM A. O'BRIEN
COUNSEL
TELEPHONE TURON 1661

April 18, 1941

To the Honorable Angelo J. Rossi, Mayor
and the Honorable Board of Supervisors
City and County of San Francisco
City Hall
San Francisco, California

Sirs:

Your Housing Authority has completed three years
of operation and in accordance with Section 22
of the "Housing Authorities Law" of the State of
California, submits herewith its Annual Report
for the year ending April 18, 1941.

This Report is presented in the hope that it will
reflect a brief and accurate picture of our
activities, our progress and our problems.

Respectfully,

By: *Marshall Dill*

Marshall Dill,
Chairman

INTRODUCTION

The San Francisco Housing Authority begins its fourth year of operation on April 18, 1941. During the past year it has made substantial gains in its program to provide low-rent housing for those San Francisco citizens who are now living in sub-standard dwellings.

Since our last report, there has been no change in the basic laws under which the United States Housing Authority and the San Francisco Housing Authority were created.

During the annual period the San Francisco Housing Authority has completed and placed in operation Holly Courts, a project containing 118 units, and also opened for partial tenancy two larger projects—Sunnydale and Potrero Terrace. The completed sections of these two projects are now occupied by approximately 144 families. When these two are brought to final completion, during the current year, they will jointly, with Holly Courts, house a total of 1,359 families—removed from inadequate, insanitary dwellings.

The construction contract for Valencia Gardens has been awarded, and architects' drawings for De Haro Plaza and Bernal Dwellings are well under way. Architects and their consultants are preparing plans and specifications for Westside Court, North Beach Place, Chinatown and Glen Park. These four projects are in various preliminary stages and construction will, if possible, be started in 1941. The Woodland project in Sutro Forest has been delayed due to unforeseen difficulties of land purchase. The entire program as now contemplated consists of eleven projects with an estimated total development cost of \$14,877,169 to house 3,094 families. This total may be somewhat reduced if the Woodland project is modified or removed to another location.

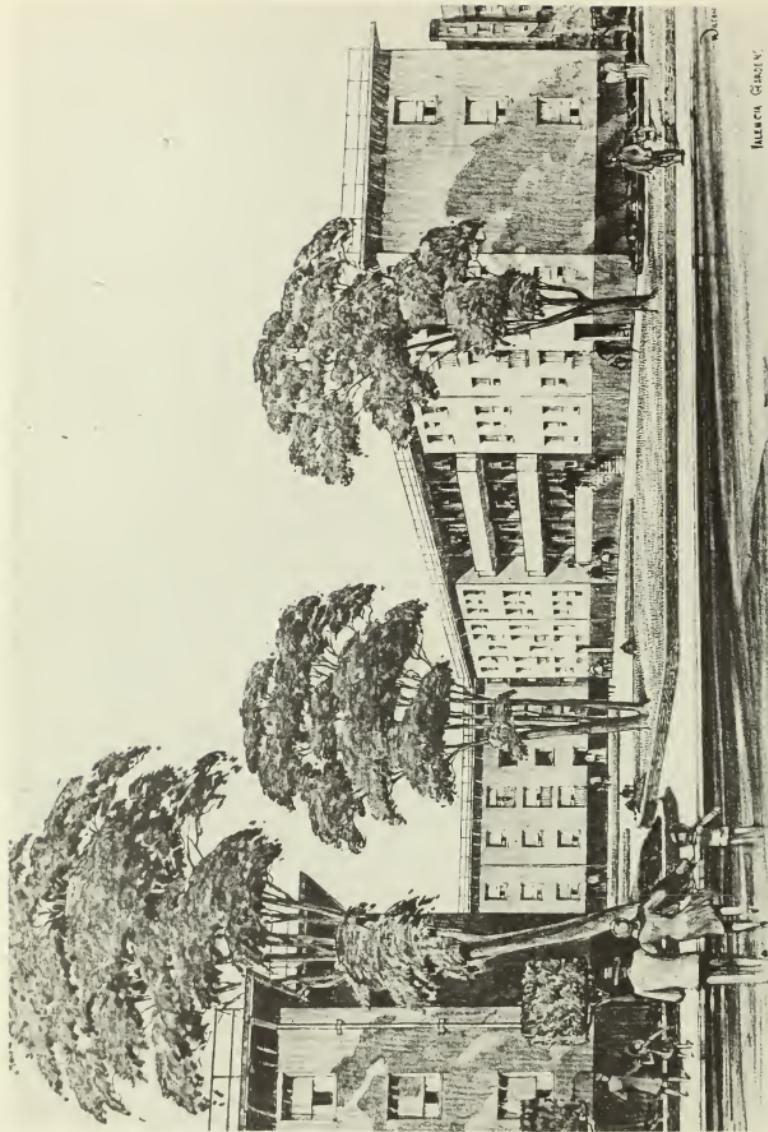
On April 15 of this year, the first comprehensive Real Property Survey ever completed in San Francisco was published. Trained canvassers of the Works Progress Administration covered the entire city under funds furnished jointly by the W. P. A., the S. R. A., this Authority and the City. The complete report of the survey which is now being distributed gives a graphic and accurate picture of housing conditions and much other useful statistical data.

Litigation during the past year has been kept to a minimum, consisting chiefly of necessary suits in eminent domain to quiet title and to obtain property when a satisfactory price negotiation could not be concluded. One suit against the City and this Authority is pending before the Supreme Court of this State.

The fears, which influenced many San Franciscans when our housing program began, abated considerably during the year. Many who held fantastic ideas concerning the type of persons to be housed and the effect on private property, have become staunch proponents since learning the real purpose and effect of the complete operation. In the vicinity of Holly Courts, this change of sentiment has been particularly marked. A poll was taken among property owners adjacent to this project who were asked to express their ideas concerning the tenants, their children, and the effect on nearby property. The response was overwhelmingly favorable. This Authority completed the year in excellent financial condition. It appears that we will be able to work within our operating budgets for each project. Budgets are prepared with the assistance of the U. S. H. A. staff who have access to experience data from the many projects now in operation throughout the nation.

We acknowledge the helpful co-operation we have received during the year from the many public and private agencies interested in our housing problems. Their immediate willingness to assist us has proven invaluable.

This report is by no means a complete record but must of necessity be restricted to a general review of the past year's work and is submitted to give the salient points of progress and future plans.



A Court of Valencia Gardens from 15th Street

(Harry A. Thompson - William Allan Warner, Architects Associated)

VALÈNCIA GARDENS

LEGISLATIVE AND LEGAL

Thirty-eight states of the Union have enacted enabling legislation to authorize public agencies to undertake public housing programs. The California Legislature passed enabling laws in January 1938.

The legality of the California Housing Authorities Laws, under which the Housing Authority of the City and County of San Francisco was created as a public body, corporate and politic, was established by the Supreme Court of the State of California. The California Court is one of twenty-five other high judiciary bodies in other states who have rendered similar opinions, with a total of thirty-seven favorable decisions on the validity of public housing legislation. In the current sessions of the Legislature no bills vitally affecting housing have been passed. In the special session of 1940 the laws governing insurance companies were changed to permit investment of their funds in large scale rental housing projects.

On July 8, 1939, a taxpayer's suit by one Antonia Kleiber was filed against this Authority, the Board of Supervisors of San Francisco, and others. The plaintiff sought an injunction to prevent the enforcement of the "Equivalent Elimination" and "Municipal Cooperation" Agreements between this Authority and the City and County of San Francisco. The suit also attacked the validity of the resolution by the Board of Supervisors which declared the need of a housing authority in San Francisco. The plaintiff contended the Authority should have been created by an ordinance of the Board of Supervisors instead of by resolution.

On March 8, 1940, the Superior Court rendered a decision in favor of this Authority, thus affirming the legality of all points in the dispute.

The plaintiff has appealed to the Supreme Court of this State, where the appeal is still pending.

The status of other litigation involving our projects is summarized as follows:

Potrero Terrace (Cal. 1-2)—Judgment vesting full title in the Authority rendered November 18, 1940.

Sunnydale (Cal. 1-3)—Final decree on eminent domain proceedings involving eighteen parcels filed July 15, 1940. Title establishment (McEnerney) suits on certain parcels on this project site were filed November 7, 1940, and are still pending.

Valencia Gardens (Cal. 1-4)—Judgment vesting full title in the Authority rendered on January 17, 1941.

Bernal Dwellings (Cal. 1-5)—A complaint in eminent domain against Cogswell Polytechnic College was filed by the Authority on August 9, 1940, and the final decree entered October 30, 1940. This suit involved but one parcel, and was filed to remove a legal obstacle to the land's acquisition. Complaint in eminent domain was filed against five additional parcels on December 4, 1940, and an interlocutory decree entered March 27, 1941, all of these have been settled out of court.

Westside Court (Cal. 1-8)—Eminent domain proceedings began against sixteen parcels on February 13, 1941, of which ten have been settled by negotiation. Another proceeding in eminent domain filed against one parcel on February 21, 1941, is still pending.



A Substandard Chinatown Home (Combination Bedroom-Kitchen)

THE REAL PROPERTY SURVEY

Any community initiating a program of housing construction, either public or private, should have the facts concerning the market for the housing to be supplied for the needs of its people. To "over-build the market" is unwise from the standpoint of the financial success of their venture.

In order to ascertain the need for public housing, the U. S. H. A. requires that a survey of housing conditions be made, the results of which will indicate approximately the number of eligible families living in substandard housing and for whom safe sanitary dwellings should be erected.

Such a survey was begun in San Francisco early in 1939 and carried on by the Works Projects Administration under sponsorship of this Authority.

Funds for the survey were supplied jointly by the Work Projects Administration, the State Relief Administration, the City of San Francisco and this Authority and as many as 507 workers were at one time employed.

The report of this survey has been published in three volumes. Volume I contains a complete report of the projects. Volume II is a compilation of large scale maps with visual illustration of the tables in Volume I. Volume III is a digest of the survey for those who would not be interested in the voluminous text and detail of the main report.

The preliminary figures as given in last year's Annual Report were found to be substantially correct after final checking of the mass of data accumulated by the survey.

Of the most direct bearing on the work of this Authority is that portion of Volume I which deals with substandard conditions which is herewith quoted in full.

"SUBSTANDARD"

"Practically all the substandard homes are in the eastern half of San Francisco. This area was built upon much earlier and contains a greater portion of the poorly constructed and ill-designed homes and multi-family structures. Over half of the substandard dwelling units are located in three distinct sections—Chinatown, South of Market, and the eastern half of census area J.

In Chinatown, 3,707 of the dwelling units — most of which are cubicles are substandard while only 1,072 units in this area are considered satisfactory by survey standards. (See Definitions.) The industrial and commercial area south of Market Street, contains housing nearly as bad as Chinatown. The presence of factories, laundries, railroad yards, ship-building plants and the like adds to the physical deficiencies of the structures in this area.

The large substandard area in the J district is characterized by its large number of light house-keeping units and rooming houses. Over half of the structures have been converted to house additional families. One out of every twenty families in this community has one or more roomers in the dwelling unit.

Substandard structures in the southern part of the city are characterized by their poor construction, many being built by the owner with very little financial aid.

Less than four per cent of the total substandard units are located in the western half of the city. The concentration of poor housing in the eastern half of the city and particularly in the three above-mentioned areas, indicates the considerable need for rehabilitation of housing, all the way from the bay on the north to the county line on the south.

TABLE 22: NUMBER, PERCENT DISTRIBUTION, AND EXTENT OF
SUBSTANDARD DWELLING UNITS BY CENSUS AREA

| Census Area | Number | Percent Distribution | Percent Substandard |
|-------------|--------|----------------------|---------------------|
| Total | 45,727 | 100.0 | 20.5 |
| A | 9,424 | 20.6 | 22.6* |
| B | 1,547 | 3.4 | 7.2 |
| D,H | 419 | 0.9 | 5.6 |
| E,G | 233 | 0.5 | 1.7 |
| J | 17,112 | 37.4 | 36.9 |
| K | 3,003 | 6.6 | 65.7 |
| L | 3,837 | 8.4 | 29.3 |
| M | 2,705 | 5.9 | 14.3 |
| N | 6,540 | 14.3 | 23.7 |
| O | 555 | 1.2 | 3.1 |
| P,Q | 352 | 0.8 | 3.5 |

*Example: 22.6% of all dwelling units in Census Area A are substandard.

The classification of dwellings as substandard is based mainly upon their menace to the occupants, a menace either to their health or to their safety. Most substandard units endanger both. One of the most important substandard factors, then, is the absence of private toilet, bath, and running water. The sharing of toilets and baths with other persons is, of course, not only undesirable but conducive to contagion. The majority of the substandard dwelling units are so classified for this reason.

In the Chinatown and South of Market slums few dwellings have sanitary facilities. Scattered throughout the rest of the city there are a few blocks with a notable lack of sanitary facilities.

Structures which are in need of major repairs are, by their obvious lack of physical safety, substandard. These structures, in most instances, also lack adequate sanitary facilities.

There are 484 dwelling units in the city located in cellars (See Definitions). These units, by reason of their location, do not obtain sufficient light and ventilation. There are also 548 units of which some of the rooms used for living purposes are in the cellar and some are above cellar level. These are not classified as substandard, for such units if situated on a hillside might obtain adequate light and air. They exist, however, in violation of housing laws.

The enumerators found 589 dwelling units in the city in which the people occupied rooms without windows. This gross violation of laws was easily determined by available survey methods. Not discovered, however, were the many hundreds of units where the rooms contain windows which are useless, either because they do not open to give ventilation or because they are so close to adjoining building walls that little if any light comes into the room.

It is also illegal to have cooking facilities in rooms used for sleeping. This condition was admitted by the occupants of 5,587 dwelling units, principally in structures converted for light housekeeping purposes. Many of the occupants of these rooms cook on gas plates connected with rubber hose—an unsafe appliance.

Few dwelling units in San Francisco are crowded or overcrowded. Only 6.2 per cent of all the occupied units had more than one person per room used for living purposes; very few were crowded to the extent of having more than two persons per room. As is to be expected, crowded conditions exist in the poorer structures.

The classification of dwellings as substandard, then, is based upon the presence or absence of factors directly associated with health and safety. As many of these factors are illegal, it may be assumed that landlords withheld such information frequently and that the totals presented here are understatements rather than exaggerations."

* * *

The Real Property Survey shows that in San Francisco there are 32,144 substandard dwelling units at rents under \$30 per month. Of these 8,357 are one room dwelling units leaving a net of 27,787 of two rooms or more at rents under \$30.

The Real Property Survey also found that there are only 2,202 vacant standard dwelling units of two or more rooms at rents under \$30 per month. Although many substandard dwelling units could probably be brought to standard living condition by alteration, nevertheless these figures are an indication that persons with incomes of \$132 or less cannot readily find a home in adequate standard dwelling units at rentals under \$30 per month. If the vacant standard dwellings could be filled by families now living in substandard quarters there would still be a shortage of 25,585 standard dwellings at rentals under \$30.

From the above analysis it is evident that a program for the erection of about 3,000 dwelling units is not excessive to care for those families in need of better housing.

Volume I and II of the Survey Report has been distributed to officials and official agencies concerned or interested and will be sold to others by the Purchaser of Supplies at the City Hall for \$5 per set. Volume III will be on sale at the office of the Authority for 25c per copy.



Holly Courts on Highland Avenue

EQUIVALENT ELIMINATION

The United States Housing Act of 1937, as amended, provides as follows: ". . . the Authority (i.e., U. S. H. A.) shall enter into no contract guaranteeing any annual contribution in connection with the development of any low-rent housing or slum clearance project involving the construction of new dwellings, unless the project includes the elimination by demolition, condemnation and effective closing, or the compulsory repair or improvement of unsafe or insanitary dwellings situated in the locality, or metropolitan area, substantially equal in number to the number of newly-constructed dwellings provided by the Project."

In carrying out this provision of the Act, the U. S. H. A. has, by administrative rules, stipulated that the elimination of substandard housing must be of such a nature (1) that the structures cannot be remedied by minor or inconsequential repairs and (2) that such dwellings are definitely and clearly detrimental to health, safety or morals. The rules further preclude crediting structures already deteriorated to such an extent that they are mere shells and can no longer be properly called "dwellings."

The Board of Supervisors by Resolution in 1938, and again in 1939, authorized execution of contracts between the City and the Housing Authority whereby the City agreed to eliminate through the Department of Public Health unsafe and insanitary dwellings equal in number to the new low-rent dwellings to be built by this Authority, but not to exceed 3,660 units. These contracts were duly executed by the proper City officials and by this Authority.

When a project is to be constructed on a site upon which are located a number of unsafe and insanitary dwellings, this Authority requests the Housing Inspection Division of the San Francisco Department of Public Health to inspect all dwelling units within the boundaries of the site, and to report structures that are in violation of the California State Housing Act and/or San Francisco Building Code (including Plumbing and Gas Appliance Ordinances).

Upon receipt of this report, and subsequent demolition of these substandard dwellings, the Health Department certifies that the dwellings were substandard for specific causes and the Authority submits the same to U. S. H. A. for credit.

In addition to eliminations which are accomplished on the actual sites of housing project, the following methods are used in "Off-Site" Equivalent Elimination:

1. Demolition of substandard housing on land owned or controlled by the City or other public agency.
2. Compulsory demolition, closing, repair or improvement by action of the Health Department.
3. Demolition or closing by private owners, induced by the Health Department and checked by them.

With reference to sub-paragraph (1) above, the widening of Lombard Street is a case in point and a number of substandard dwellings were eliminated by demolition.

The procedure followed under sub-paragraph (2) is the regular activity of the Housing Inspection Division of the Department of Public Health and briefly consists of citation to the owner, after inspection of the premises, to appear before the Board of Health to show cause why the illegal, unsafe and insanitary conditions should not be abated. After due hearing, the Board prescribes a period, usually from 30 to 60 days, in which the owner of the premises must effect the repairs required to put the structure into legal condition, conforming to all existing health and housing statutes. In cases of extreme hazardous structural conditions or major violations the order is issued for demolition within a prescribed period. Should the owner protest the action of the Board and refuse to comply, steps are initiated to bring abatement and condemnation proceedings in the Superior Court.

Structures that are closed following formal action of the Health Department are vacated upon order of the Chief of Police after request for such action is made by the Health Department.

Where the elimination is through compulsory repair, *all* unsafe and insanitary conditions *must* have been eliminated. Thus the compulsory installation of proper plumbing in a dwelling which is still a fire hazard, or is unsafe and insanitary in some other way, does not constitute equivalent elimination.

By method of sub-paragraph (3) demolition or closing at the inducement of the Housing Inspection Division is affected generally as described under paragraph (2) except that notice is served on the owner by inspectors of the Division, in lieu of formal abatement or court proceedings and the owner complies without the compulsion of further action.

As of April 18, 1941, a total of 597 substandard dwellings have been approved by, or submitted to U. S. H. A., by this Authority with the cooperation of the Health Department, reports on 400 additional units are now being held for processing by this Authority, and shortly will be sent to the U. S. H. A. We are informed by the Health Department that about 400 reports are awaiting typing and checking in the Health Department.

The following breakdown indicates type of equivalent eliminations which have been submitted to date:

| | |
|---|------------|
| DEMOLITION—Compulsory | 128 |
| DEMOLITION—Induced by Department of Health..... | 143 |
| CLOSING—Compulsory | 47 |
| CLOSING—Induced by Department of Health..... | 63 |
| REPAIR or IMPROVEMENT—Compulsory | 216 |
| TOTAL..... | <u>597</u> |

In the last annual report there were listed 1,094 "equivalent eliminations" which accorded with the best available information at that time. Careful checking and stricter requirements of the U. S. H. A. reports account for the apparent discrepancy with today's totals.



Perspective of De Haro Plaza

Every structure that is submitted for credit to the U. S. H. A. has a record sheet which indicates all substandard conditions and cites specific violations of the State Housing Act and/or San Francisco Building Code. Similarly, steps in the elimination procedure are noted, such as: demolition; repair (listing Central Permit Bureau number and date); vacated by Police (noting date and Police File number), etc. These reports are certified by the Chief Housing Inspector, and duplicate copies are maintained in the offices of the Housing Authority and the Department of Public Health.

Great credit is due to Dr. J. C. Geiger, Director of Public Health, and to his staff, especially Mr. Homer P. Thyle, for their interest and cooperation in this work.

SITES AND LAND ACQUISITION

With the crystallization of the program under the present available allocation of U. S. H. A. funds it is now quite clear that the 3,000 (approximate) units contemplated will be distributed in eleven projects or land sites.

To obtain these sites has been, and still is, a major problem involving careful appraisal procedure, extended negotiations, condemnations, rezonings and many other difficulties and delays.

The present status of land acquisition is as follows:

| | |
|--|-------------------|
| 1. Holly Courts (Cal. 1-1)..... | Full possession |
| 2. Potrero Terrace (Cal. 1-2)..... | Full possession |
| 3. Sunnydale (Cal. 1-3)..... | Full possession |
| 4. Valencia Gardens (Cal. 1-4)..... | Full possession |
| 5. Bernal Dwellings (Cal. 1-5)..... | Full possession |
| 6. Westside Court (Cal. 1-8)..... | 85% possession |
| 7. De Haro Plaza (Cal. 1-9)..... | Full possession |
| 8. Woodland Village (Cal. 1-10)..... | 100% under option |
| 9. North Beach Place (Cal. 1-11R)..... | 50% under option |
| 10. Chinatown (Cal. 1-15)..... | 70% under option |
| 11. Glen Park (Cal. 1-16R)..... | 98% under option |

Woodland Village may be relocated if certain obstacles to its use cannot be overcome.

San Francisco has a very small area compared with other cities in the United States of equal population and for this reason, as well as others, presents unique problems for the location of projects.

The United States Housing Authority has limited the allowable cost of land to \$1.50 per square foot. This restriction has confined selection of most of the sites to outlying areas where land is available at low prices. In many respects this is an unfortunate situation, as the greatest necessity for low-rent projects would appear to be in blighted dilapidated sections of the city, such as Hayes Valley, McAllister Street, Golden Gate Avenue, certain blocks west of Fillmore Street and north of Fell Street.

In such sections are located many old mansions converted from single family dwellings into multiple "housekeeping rooms." As high as thirty families live in some of these converted structures. These buildings are usually leased to persons who "convert" and sublet the "housekeeping rooms." The rents paid are sufficiently high—to place an inflated "income property" value on such real estate and improvements. The average appraised valuation on most blocks in these blighted areas is well over \$1.50 per square foot.

In special cases the U. S. H. A. has permitted expenditure in excess of the \$1.50 limit per square foot but only if a portion of the excess is paid by the local community.

Such a special case is the Chinatown project for which land costs will probably average between \$3 and \$4 per square foot. The U. S. H. A. has agreed to lend to the Authority two-thirds of the excess cost of land provided the other third be paid from other sources. The need for housing in the Chinatown area being obviously urgent the City of San Francisco, itself, through action of the Board of Supervisors granted \$75,000 to help defray the excess land costs.

There has been much discussion of the exemption from taxation which is required by both Federal and State Law for housing projects built by this Authority.

The United States Housing Act (passed 1937, amended 1938) states that municipalities enjoying the advantages of low-rent housing must grant tax exemption to projects within their jurisdiction. By act of the California Legislature, approved by the Governor, March 21, 1938, the property and bonds of Housing Authorities are made exempt from all taxes.

Under the legal requirement of the State Act, the Board of Supervisors on February 1, 1939, by resolution, authorized a "Municipal Co-operation Agreement" which provides that no taxes or special assessments will be levied against this Authority.

In making these properties tax-exempt, the City Government was, in effect, fulfilling its obligation to pay each year at least 20 per cent of the amount of the subsidy that is granted us annually by the United States Housing Authority. This U. S. H. A. subsidy—provided under the terms of the Wagner-Steagall Act—is now limited to 3 per cent of the development cost of our projects. The subsidy or "annual contribution" is provided to assure housing rentals within the reach of the low-income group.

Relieved of taxation and with the help of annual Federal contributions this Authority has been able to set a low rent scale, and still earn sufficient income to amortize and to pay the interest on its borrowings from U. S. H. A. Any payment for municipal services which might be made in lieu of taxes would probably be added to the rent of the individual tenant.

In this connection, it is to be carefully noted that the estimated tax loss to the City for the entire program of eleven projects is about one-half cent in the tax rate.

This calculation is based on actual total assessed valuation, of all properties in all sites, of \$815,639.33 which includes Woodland site and may be reduced.

At this point, it is interesting to note that a half-cent tax per hundred dollar assessed valuation is what San Francisco property owners now pay for the support of their San Francisco Symphony Orchestra.

Without making comparisons, it is probable that the savings to the City in hospitalization and juvenile delinquency costs alone will make low rental housing show a profit rather than a loss in taxes. Whether or not this is an actual saving or small cost to the city, the great majority of our citizens will agree that a half-cent in the tax rate is a small price to pay for providing healthful surroundings and facilities that make normal family life possible to hundreds of men, women and children who would otherwise not be able to have them.

CONSTRUCTION PROGRAM

The year from April, 1940, to April, 1941, has seen the planning and construction program for the Housing Authority of the City and County of San Francisco assume definite and final shape. The eleven projects to be constructed within the earmarking of the U. S. H. A. for low rent housing in San Francisco are covered in the accompanying tabulation, which gives the statistics as to sizes and costs. Specifically, the progress on each of the eleven projects to date has been as follows:

The Holly Courts project was completed and accepted May 31, 1940, and was completely occupied within a short time after its acceptance.

At the Potrero Terrace Project, while total completion is scheduled for the Fall of 1941, the first area, bounded by 25th, Connecticut, 26th and Wisconsin Streets and comprising eight buildings containing 92 dwelling units, has been completed and accepted and tenants started to move in on March 29th, 1941.

Progress on the Sunnydale Project has been well in advance of contract requirements due to the diligence of the contractors in expediting the work. As a result, it was possible to take over the first area comprising seven buildings in the northeast corner of the project and including forty-four dwelling units on March 4, 1941. The second group of twenty buildings including 160 dwelling units bounded by Blythdale, Santos, Sunnydale and Hahn Streets was taken over by the Authority and occupancy started on April 15, 1941. On this project, the Administration Building has been made a separate contract on which bids for the general construction are to be opened April 22, 1941. In addition to the usual community facilities including Assembly Room, Craft Rooms, the Management Offices and Maintenance Shops, this Administration Building is to include a Health Center to be staffed and maintained by the City's Health Department and designed to provide facilities not only for the people living within the Sunnydale Project, but also the surrounding area of the City. There will also be a Nursery School in the building to be equipped and staffed by the Golden Gate Kindergarten Association.

For the general construction of the Valencia Gardens Project, bids were received April 1, 1941, and construction is scheduled to begin as soon as the formalities of award and execution of the contract have been fulfilled.

The architects for the Bernal Dwellings Project are now proceeding with the preparation of working drawings and specifications so that bids may be solicited for the general construction of this project at an early date. On this site a new procedure was inaugurated in that a separate advance contract for demolition was executed and the work of removing the large brick building of the old Cogswell Polytechnic College was started on March 17, 1941. The demolition or removal of other structures is now in process.

The Westside Court Project is at this time in the status of preliminary study. Sketches showing the scheme for the buildings on this site have been submitted and tentatively approved. Bids for demolition of the existing structures on the site were received April 14, 1941.

Progress on the De Haro Plaza Project received a temporary setback when it was discovered that soil conditions on this site were not of a satisfactory nature and the completion of the working drawings and specifications has been temporarily delayed, pending the drilling of test borings to determine the most economic design for the foundations. As soon as this question has been resolved, the Authority will be in a position to advertise for bids for the general construction.

Due to the difficulties encountered in securing the proposed site for the Woodland Project, it has been found advisable to consider the location of this project in another area. The effect of this change will be to throw the project back to the stage of preparing an amended application for the U. S. H. A. loan, but, with the possible new site well adapted for the purpose and the planning of a revised layout already begun, it is probable that work on the project will be under way before the end of the current year in spite of this delay.

April 21, 1941, has been fixed as the date for the completion of the architects' preliminary studies for the North Beach Place Project. The survey of the site for this project has been completed and demolition of the existing structures will be undertaken as soon as possible.

The knotty problems involved in the acquisition of a site for the Chinatown Project having been brought toward definite solution, the way has been cleared for the architects to start work on their preliminary studies. At an early date bids will be asked for demolition of the existing buildings.

UNDER CONSTRUCTION:

CAL-1-1 Holly Courts.....

Architects

Contractor

Dwelling Units
Loan Contract

Arthur Brown, Jr.

Barrett & Hilp—General.....

Frederick H. Meyer.....

Meyer Construction Co.—General.....

John Bakewell, Jr.....

Macco Construction Co.—Grading.....

Warren C. Petty.....

Eaton & Smith }—Street Work.....

Albert F. Roller.....

Barrett & Hilp—General.....

Roland I. Stringham.....

Chas. L. Harvey—Off-Site St. Work.....

CAL-1-3 Sunnydale.....

772 3,177,000

BIDS RECEIVED:

CAL-1-4 Valencia Gardens..... { Harry A. Thomsen, Jr..... Meyer Construction Co.—General.....

William Wilson Wurster..... 246 1,129,000

WORKING DRAWINGS UNDER WAY:

CAL-1-5 Bernal Dwellings.....

William G. Merchant.....

201 936,000

CAL-1-9 De Haro Plaza.....

Clarence A. Tantau.....

192 699,000

Douglas Dacre Stone.....

Charles E. J. Rogers.....

***UNDER LOAN CONTRACT — PRELIMINARY STAGE:**

CAL-1-8 Westside Court.....

Lester W. Hurd.....

150 620,000

CAL-1-10 Woodland Village.....

James H. Mitchell.....

258 1,002,000

CAL-1-11R North Beach Place.....

Timothy L. Pfleuger.....

232 1,143,000

CAL-1-15 Chinatown.....

Lewis P. Hobart.....

250 1,365,000

CAL-1-16R Glen Park.....

Henry H. Guterson.....

200 3,088

CAL-1-17R Glen Park.....

Ernest Born.....

250 1,365,000

CAL-1-18 Chinatown.....

Mark Daniels.....

200 3,088

CAL-1-19 Chinatown.....

Henry T. Howard.....

250 1,365,000

Note: CAL-1-5, 1-8, 1-9, 1-10, 1-11R, 1-15, and 1-16R—no construction contract awarded. TOTAL $\frac{200}{3,088} = \frac{837,000}{3,393,000}$

*Note: The number of dwelling units is subject to change during the preliminary period of project development. The table below gives a number of statistical facts on the three projects which are entirely or nearly completed:

PROJECT STATISTICS

CAL-1-1 Holly Courts

CAL-1-2 Potrero Terrace

No. D. U's.....

118

No. Rooms.....

493

Estimated Population.....

384

Net Area (Acres).....

2.68

Density (D. U. per Acre).....

44.03

Land Coverage (% Occupied by Buildings).....

36.6%

Height (in Stories).....

2

Total Estimated Development Cost.....

\$50,129

CAL-1-3 Sunnydale

No. Rooms.....

469

Estimated Population.....

2044.5

Net Area (Acres).....

1640

Density (D. U. per Acre).....

17.16

Land Coverage (% Occupied by Buildings).....

27.33

Height (in Stories).....

2.2V2

Total Estimated Development Cost.....

\$2,085,000

This table gives the status of development, the number of dwelling units and the amount of the U. S. H. A. loan commitment of each project for the entire program.

The program of the Housing Authority of the City and County of San Francisco will be rounded out by the Glen Park Project, upon which the site survey is being made at the present time, and with completion of this survey in immediate prospect, the way will be cleared for the architects to start their work in evolving a street plan and layout for the buildings on the steep terrain which marks this location. Rezoning of this site is now before the San Francisco Planning Commission.

OPERATION AND TENANT RELATIONS

As of March 1, 1941, approximately 3,000 registrations for tenancy have been received by our Tenant Relations Division. It is expected that by the end of the current year a total of 1,359 homes will have been opened for tenants.

The great number of applications received, in spite of the fact that only one project—Holly Courts—has been completed and is in full operation, bespeaks eloquently the need for low-rent housing by San Franciscans in the low-income brackets.

First sections of Sunnydale and Potrero Terrace Projects were opened on March 1st and April 1st, respectively, of the current year, and approximately 144 families are now housed in the opened units as of this date. Soon after this report is scheduled to be published it is expected that other sections of both projects will be completed and opened for tenancy.

The methods and routine of tenant selection have not been materially changed during the past year. The first step in procedure is the preliminary application, which is made by persons who may deem themselves eligible. Tenants are never solicited but must apply of their own initiative. If on first interview it is apparent that the applicant is not eligible, due to excess income or other obvious reasons, the process goes no further. If, on the other hand, eligibility appears probable a complete investigation is made, all statements of the applicant are verified and the present dwelling is inspected by an inspector of this Authority to check on the claim of substandard conditions. All eligibility factors are scored by the comparative method and the families in greatest need are given preference. After the staff of the Authority has determined the eligibility of the applicant, the complete record is referred to the Tenant Selection Advisory Committee, composed of public-spirited volunteer citizens, most of whom are active leaders in welfare work or are deeply interested therein. A complete list of the committee is given elsewhere in this report.

Every application is given a thorough review by the Advisory Committee and if approved, it is transmitted to the Commission itself for final review and formal approval.

At the time the Holly Courts rental scale and income limits were established, the Real Property Survey was incomplete and no accurate data was available. The top income limit was therefore set at a maximum of \$90 to be sure that it fitted the income of those living in substandard housing. Since then the Survey has been completed and an accurate picture obtained showing exactly the incomes of families who live in substandard housing in this City.

The Real Property Survey showed conclusively that 61.7% of all families living in substandard housing have total incomes ranging between \$400 and \$1600 per year, while 26.2% of all families living in substandard dwellings have incomes in excess of \$1600 per year. In setting eligibility standards of incomes this Commission decided to eliminate the group with incomes exceeding \$1600 per year on the theory that there should be better housing available to such families at rentals they can afford to pay.

In consideration of the fact that large families may be at the low end of the income scale, it has been necessary to grade rents to meet the economic necessities of the families—as their economic condition changes their rentals are set by graded steps at yearly intervals.



Actual Photographs of Typical Dwelling Unit *(All families supply their own furniture)*

The rental schedules for the projects now occupied by tenants is as follows:

HOLLY COURTS

| Type | Total Monthly Rent |
|---------------------------------------|--------------------|
| 3½ rooms (for 2 or 3 persons)..... | \$17.95 |
| 4½ rooms (for 3 or 4 persons)..... | 19.70 |
| 5½ rooms (for 5 or 6 persons)..... | 21.20 |

POTRERO TERRACE

| Type | Total Monthly Rent |
|---|-------------------------|
| 3½ rooms *(For a couple) | \$20.80 |
| 3½ rooms **(For a family of 2)..... | 24.00 |
| 4 rooms (For a family of 3 or 4)..... | From \$15.00 to \$22.30 |
| 4½ rooms (For a family of 3 or 4)..... | From \$22.30 to \$26.70 |
| 5½ rooms (For a family of 4 to 6)..... | From \$20.00 to \$28.00 |

*For man and wife.
**For father and daughter, or mother and son.

SUNNYDALE

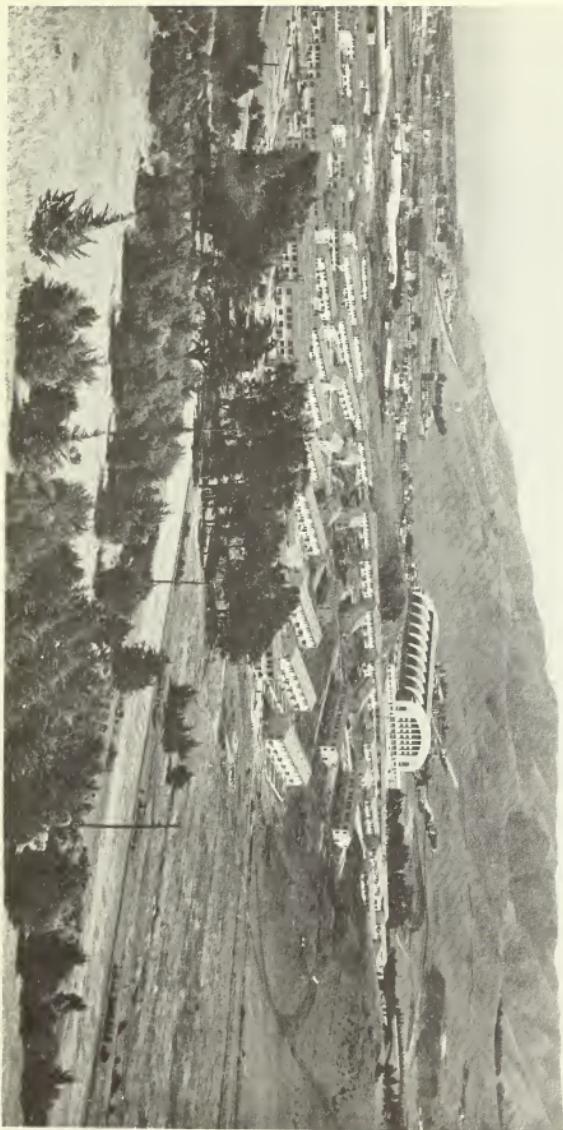
| Type | Total Monthly Rent |
|---------------------------------------|-------------------------|
| 3 rooms (For 2 persons)..... | \$17.00 |
| 3½ rooms (For 2 persons)..... | 20.80 |
| 4½ rooms (For 3 or 4 persons)..... | From \$18.50 to \$26.70 |
| 5½ rooms (For 4 to 6 persons)..... | From \$20.00 to \$28.00 |

NOTE: Total rent includes garbage disposal and a reasonable allowance of electricity, gas and water.

Holly Courts, which opened on June 8, 1940, offered the first opportunity for an accurate compilation of statistical information concerning the tenants and is therefore given as an example. In a study made by the staff, it was revealed that the average income of the Holly Courts families was \$72.30 a month. Those with private employment totaled eighty-one of the 118 families, or 68.7 percent. Twenty families were beneficiaries of funds through State Aid for Dependent Children. Five families received their support through other forms of public assistance, mainly Old Age Aid.

When the statistical survey began there were 384 persons living in Holly Courts. The number of children totaled 174, sixty-six of whom were under the age of three years, while thirty-seven children were between the ages of three and six.

Tenant turnover has been very low, approximating only 10 per cent. (A normal expectancy of tenant turnover had been computed at 20 per cent.)



Sunnyside from McLaren Park, Southeast over San Francisco Bay



At Holly Courts, a Protected Play Area

Reasons for all of these families' moving were well-defined. Two tenants were transferred to another city by their employer; the son of a widow enlisted in the Army, and his mother decided to move to another city to live with relatives; one family was dissociated through divorce, while another moved to be near a relative who was seriously ill. Subsequently, the latter tenant's relative improved in health, and the tenants are seeking re-admission to Holly Courts. It is noteworthy that no tenant vacated because of dissatisfaction with his project home.

It is interesting to note that 164 of the 384 tenants are native San Franciscans, and only thirty-three are foreign-born. It has been found that the average monthly rent savings made by the families in moving to Holly Courts was \$3.39.

As of March 1, 1941, the total income from rentals was \$20,300. There were no bad debt or collection losses as of that date, a splendid tribute to the reliability of the project's families.

A supplementary study of the tenants in their new home shows that 111 of the 118 families own radios; thirty-six have washing machines; ten refrigerators; seventeen vacuum cleaners; twenty-seven telephones; thirty-eight automobiles, and forty-six subscribe to a newspaper.

The net income from general operations of this project is approximately \$3,000 more than had been anticipated in the budget setup for the period covered since its opening.

The social hall of the project has been widely used by the tenants. Meetings of the various clubs and organizations that have been formed are held regularly. There are children's dancing classes, adult dancing classes, Cub Scouts and the Holly Courts Patrol of young boys. Individual tenants also hold regularly entertainments, private card and dancing parties, while sewing and garden clubs use the social hall for their meeting place. Tenants are encouraged to organize their own activities independent of the management and to avoid institutional paternalism.

The Holly Courts "Sunshine Club" purchased and placed in the social hall a large radio-phonograph for the use of all the tenants.

Hallowe'en, Christmas and Easter parties for the children have already been held. All the planning was done by tenant groups.

THE AUTHORITY AND THE PUBLIC

The powers of the Housing Authority are vested in a Commission of five members appointed by the Mayor who serve for stated terms of four years and without compensation. The Commission establishes policies and supervises the work of the Authority through the Executive Director, who is directly responsible to the Commission itself, and also serves as its Secretary-Treasurer. The staff of the Authority is at present composed of sixty-three persons and is divided into four divisions, viz: Administrative, Technical, Accounting and Tenant Relations, each of which is headed by a Division Chief. The members of the staff have shown the utmost loyalty to the best interests of the Authority and have given of their time and their best efforts without limit.

The regular meetings of the Commission are held at 11 a.m. Thursday of each week. Attendance to these meetings has been exceptionally faithful and the Commissioners have kept in close touch with all phases of Authority work. The members of the Commission are:

| | |
|--|-----------------------------|
| Marshall Dill, Chairman..... | Term expires April 27, 1944 |
| Alexander Watchman, Vice Chairman..... | Term expires March 31, 1942 |
| E. N. Ayer..... | Term expires March 31, 1943 |
| Alice Griffith | Term expires April 13, 1942 |
| Carlton H. Wall..... | Term expires May 3, 1941 |

During the year the Commission has been assisted by several committees of citizens, the most active of which has been the Tenant Selection Advisory Committee. Serving under the chairmanship of Commissioner Alice Griffith, the members have met regularly and reviewed in detail all applications for tenancy, and have made recommendations for approval, deferment or rejection to the Commission for its final action. The Commission wishes to acknowledge the splendid and efficient work of this Committee and express appreciation of the valuable services rendered. The members of the Tenant Selection Advisory Committee are:

| | |
|-----------------------------|--|
| Miss Alice Griffith..... | Chairman and Commissioner of the Authority |
| Miss Faith Barber..... | Social Worker, Public Welfare Department, representing labor |
| Miss Amelia Anderson | Director, Potrero Hill Neighborhood House |
| Miss Florence Friedman..... | Resident Director, Visitacion Valley Community Center |
| Miss Lucille Henry..... | Acting Director, Community Chest |
| Miss Phoebe Matthews..... | Executive Secretary, San Francisco Coordinating Council |
| Miss Nellie Woodward | Executive Secretary, The Family Service Agency |
| Mrs. Caspar Brown | Director, Girls' and Women's Housing Bureau |
| Mr. Hyman Kaplan..... | Executive Director, Federation of Jewish Charities |
| Mr. Norman Steuer, Jr..... | Business man representing S. F. Junior Chamber of Commerce |

The Chinese Advisory Committee has been continued and has stood by with support, advice and cooperation on the Chinatown Housing Project. The Committee is composed of the following prominent Chinese citizens of San Francisco:

| | | |
|------------------------|------------------|-----------------|
| Chee S. Lowe, Chairman | | |
| Kenneth Lee | Chan Yan | Kenneth Y. Fung |
| Richard Fung | Robert S. Lee | Albert Chow |
| Chin Gim Ham | Dr. Theodore Lee | Thomas Leong |



An Inner Court of De Haas Plaza

(Dwight Dacre Stone - Charles E. J. Rogers, Architects Associated)

The San Francisco Housing and Planning Association, through Tenant Aid Committees from its membership, has greatly assisted the Authority by assembling and arranging furnishings for model budget dwellings in both the Sunnydale and Potrero Terrace Projects on budgets of less than \$125.

The Sunnydale Committee:

Mrs. Ernestine Black, Chairman

Mrs. Harry Allen

Mrs. G. Baumann

Mrs. Leon Roos

Mrs. Malcolm Bruce

Mrs. Thomas Church

The Potrero Committee:

Mrs. Erich Nielsen, Chairman

Mrs. Charles Greenfield

Miss Alice Burr

The Authority has maintained various channels of public information during the past year including exhibits, speakers before organizations, showings of the films "Our City" and "Housing In Our Times", articles and releases for publication and participation in discussions and hearings.

The most ambitious exhibit was that maintained during the second year of the Golden Gate International Exposition in the Fine Arts Palace. The exhibit showed photos, drawings and models of projects; photographs depicting housing conditions in San Francisco and several showings each day of the films mentioned above. A representative of the Authority was in attendance and thousands visited the exhibit throughout the period of the Exposition.

An exhibit was also erected at the Union Label Show, held in the Civic Auditorium in May, 1940.

There has been a definite effort to place before the public the facts regarding public housing with the result that many who were opposed to the entire idea have completely reversed their conception and are now enthusiastic proponents of this method of providing adequate, healthful homes for those who most need it.

The Golden Gate Kindergarten Association has been most helpful and has agreed to undertake the operation of a nursery school in the Sunnydale Project and probably in the Chinatown Project. All of the major daily newspapers have shown their interest in the program of the Authority and have not only given full news reports of its activities but also have published numerous feature articles on various phases of housing. The neighborhood publications of the Budde Press have been especially generous in their support of the Authority's work.

The Authority wishes again to express appreciation for the advice and cooperation given by all City Departments and officials, especially Mayor Angelo J. Rossi; the Board of Supervisors; the Chief Administrative Officer; Director of Health (Doctor J. C. Geiger); Controller Harold J. Boyd, Mr. A. D. Wilder, Director of Public Works; Miss Josephine Randall, Superintendent of Recreation; The Planning Commission and its staff and the members of many other Boards and Commissions.

The Real Property Survey was made possible by the close cooperation of W. P. A., S. R. A., and the City Government, and the Authority particularly acknowledges the assistance given by Mr. William R. Lawson, Administrator for Northern California for W. P. A., and Mr. Clyde Healy, W. P. A. Coordinator for the City of San Francisco.

The San Francisco Housing and Planning Association especially has been active in its interest and has also cooperated with neighborhood and community housing councils which have done so much to acquaint the public with the truth about public housing. Notable in these organizations are the Western Addition Housing Council, the North Beach Housing Council and the Glen Park Housing Council.

The Housing Committees of various organizations have also shown their interest and have cooperated with the work of this Authority. Housing Committees of the Building Trades and

Construction Trades Council and other labor organizations, the San Francisco Center of the League of Women Voters, the Northern California Chapter of American Institute of Architects, the Producers Council Club of Northern California, the Junior Chamber of Commerce, the Chamber of Commerce, the California Housing and Planning Association, the Community Chest, the Y. W. C. A., and churches of all denominations and many other organizations have given of their time and energy to learn more about the program and in most cases to aid materially in various ways.

To attempt mention of all individuals and organizations who have been helpful and given of their time and effort for the work of the Authority would be a practical impossibility within the limited scope of this Report.

It must suffice to mention categorically the City Officials and City Departments, the various Housing Associations and Councils, Welfare Organizations, Churches, Professional Societies, Labor Organizations, Chambers of Commerce and other Associations who have done so much to promote better understanding and acceptance of the Housing Program.

FINANCIAL

Loan and annual contribution contracts have been executed by this Authority and the United States Housing Authority on five new projects during the fiscal year, which raises the total amount authorized for bond issue to \$16,368,000.00. This completes the allocation of the entire "earmarking" set aside by the Federal Government for the housing program in San Francisco. Of this amount \$1,641,000.00 is authorized for an issue of "Series A" bonds, which is to be sold to the public by this Authority. These amounts, however, include a 10 percent supplementary "cushion" and the bonds actually issued will probably total about \$1,500,000.00 in "Series A" bonds which will be sold to the public and about \$13,500,000.00 in "Series B" bonds which are to be purchased by U. S. H. A.

To date, \$6,458,000.00 has been advanced by the United States Housing Authority in exchange for advance loan notes. Loan contracts for nine projects were consolidated into one loan and interest rates were reduced to 2½ percent on funds advanced thereunder. North Beach Place and Glen Park are under separate loan contracts.

Funds are now available for every project. The progress made in the current program has made it possible to arrange for repayment to the City and County of San Francisco, the balance of \$15,524.13 due on the loan of \$22,000.00 which was made in 1938 for the purpose of financing the operations of this Authority in its organization and preliminary work.

Under the Loan and Annual Contributions contracts the Federal Government through the U. S. H. A. agrees to pay annual contributions of not to exceed 3 per cent of the development cost to insure low rentals for the tenants of the housing projects. The law requires that local communities must make contributions amounting to at least 20 percent of the Federal contribution. This is accomplished by tax exemption as explained under another heading of this report. Annual contributions from the U. S. H. A. therefore may total approximately \$450,000.00 per year if the full amount is required for supplementary operating income from tenants.

Our Holly Courts Project (Cal. 1-1) is proving highly satisfactory from the financial viewpoint. Operations show a comfortable margin of net operating expense as compared with the forecast for this, the initial operating budget period. Budgets covering a similar period are in existence for the Potrero Terrace Project (Cal. 1-2) and the Sunnyside Project (Cal. 1-3). Operating income began to accrue for the first group of dwelling units completed in these two projects on March 1 and April 1, respectively, of the current year.

A consolidated financial statement is given herewith showing the status of various funds and accounts for the period ending March 31, 1941.

CONSOLIDATED BALANCE SHEET

March 31, 1941

ASSETS

| Accounts | Total | Development Fund No. 1 | Development Fund No. 2 | Development Fund No. 3 |
|--|------------------------|------------------------|------------------------|------------------------|
| Cash..... | \$ 1,685,592.44 | \$ 1,653,753.00 | \$ 31,839.44 | |
| Bond Subscribers..... | 6,990,000.00 | 5,047,000.00 | 1,106,000.00 | \$837,000.00 |
| Accounts Receivable..... | 29.95 | 29.95 | | |
| Prepaid Insurance..... | 2,019.13 | 2,019.13 | | |
| Development Costs..... | 5,278,562.55 | 5,273,396.85 | 5,165.70 | |
| Indeterminate Expenditures..... (Municipal Loan Fund) | 2,387.21 | 2,387.21 | | |
| Ineligible Expenditures..... (Municipal Loan Fund) | 1,049.64 | 1,049.64 | | |
| Uncompleted Contract..... (Contra) | 536,068.58 | 492,833.58 | 39,950.00 | 3,285.00 |
| | * | ** | *** | |
| TOTAL ASSETS..... | \$14,495,709.50 | \$12,472,469.36 | \$1,182,955.14 | \$840,285.00 |

*Development Fund No. 1 finances activities of the Statutory Project, comprising projects at nine sites—viz., Holly Courts, Potrero Terrace, Sunnysdale, Valencia, Bernal Dwellings, Westside Park, De Haro Plaza, Woodland and Chinatown.

**Development Fund No. 2 finances activities of North Beach Project.

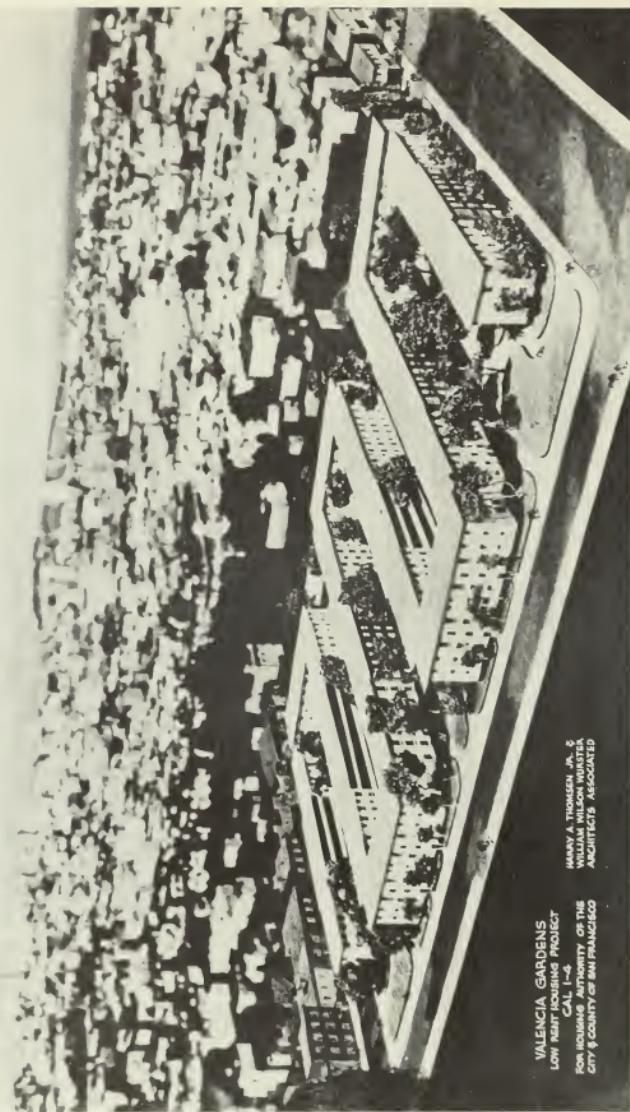
***Development Fund No. 3 finances activities of Glen Park Project.

CONSOLIDATED BALANCE SHEET

March 31, 1941

LIABILITIES

| Accounts | Total | Development Fund No. 1 | Development Fund No. 2 | Development Fund No. 3 |
|--|------------------------|------------------------|------------------------|------------------------|
| Notes Payable..... | \$ 6,511,573.77 | \$ 6,474,573.77 | \$ 37,000.00 | |
| Contract Retentions..... | 328,439.48 | 328,439.48 | | |
| Accounts Payable..... | 81,642.60 | 81,642.60 | | |
| Bond Subscriptions..... | 6,990,000.00 | 5,047,000.00 | 1,106,000.00 | 837,000.00 |
| Accrued Interest..... | 42,383.28 | 42,378.14 | 5.14 | |
| Reserve for Vacancy & Collection Losses..... | 456.11 | 456.11 | | |
| Reserve for Repairs & Replacements..... | 2,990.06 | 2,990.06 | | |
| Prepaid Rents & Lease Deposits..... | 2,155.62 | 2,155.62 | | |
| Contract Awards (Contra)..... | 536,068.58 | 492,833.58 | 39,950.00 | 3,285.00 |
| Bonds Authorized | | | | |
| Series "A"..... | 1,641,000.00 | 1,398,000.00 | 140,000.00 | 103,000.00 |
| Series "B"..... | 13,393,000.00 | 11,413,000.00 | 1,143,000.00 | 837,000.00 |
| Series "B" 10%..... | 1,334,000.00 | 1,137,000.00 | 114,000.00 | 83,000.00 |
| Less: | | | | |
| Bonds Unissued | | | | |
| Series "A"..... | (1,641,000.00) | (1,398,000.00) | (140,000.00) | (103,000.00) |
| Series "B"..... | (13,393,000.00) | (11,413,000.00) | (1,143,000.00) | (837,000.00) |
| Series "B" 10%..... | (1,334,000.00) | (1,137,000.00) | (114,000.00) | (83,000.00) |
| TOTAL LIABILITIES..... | \$14,495,709.50 | \$12,472,469.36 | \$1,182,955.14 | \$840,285.00 |



VALENCIA GARDENS
LOW RENT HOUSING PROJECT
CAL. 1-4
FOR HOUSING AUTHORITY OF THE
CITY & COUNTY OF SAN FRANCISCO

HARRY A. THOMSEN, JR.,
WILLIAM NELSON WALTER,
ARCHITECTS ASSOCIATED

Perspective View of Valencia Gardens (Photo of Model)

CONCLUSIONS AND RECOMMENDATIONS

It would appear from a review of the past three years that the development of housing projects is far from simple. Its complexities are only realized by experience. In addition to the ordinary problems of site planning and construction there are presented intricate financial and contractual obligations to the U. S. H. A. involving approval and supervision of practically all matters of any importance. There must also be considered the relationship, contractual and otherwise, with the city itself and, last but not least, relationship with the public. Concurrent with these important factors there exists still another, that of the landlord with his tenant. Management of the completed projects in itself comprises a complete major activity.

When one considers that public housing is a comparatively new field of endeavor throughout the nation as well as with us, he should expect that there is much to be learned, both by those engaged in the work and those interested therein.

To those who question the wisdom of aiding those families whom this program would aid, the Commission asks that judgment be reserved until a fair trial is given. A program of building and operating 3,000 dwelling units cannot have irrevocable effects on a city which has a total of over 222,000 family dwellings.

If nothing else were accomplished there is ample evidence that the Real Property Survey and low rental housing have made an impression on the public mind. There appears to be an awakening to disagreeable facts which have long been ignored or simply taken for granted as necessary evils.

The blight of dreary and older residential areas seems common to all cities and all have found the problem of rehabilitation almost unsolvable. In San Francisco it must be solved. We have no great areas of undeveloped land. We must rehabilitate those areas now obsolete and which produce less than they consume.

Public housing alone cannot solve the problem, although it can do much to rehouse those who are deprived of adequate shelter by obsolescence, age of structures and progressive blight and who would be unable to pay the increased rentals which would inevitably follow rehabilitation.

Public low rent housing should be supplemented by the joint efforts of many other public and private agencies in order to fully solve our problems.

Increased personnel and powers to the Department of Public Health still remain a primary essential to realization of better living conditions for the lower income group.

Long range city planning and government inducements to private enterprise for rehabilitation were discussed at the recent "Town Meeting" held by the Chamber of Commerce much as they appeared in recommendations of the Second Annual Report of this Commission issued just one year ago. They are still applicable today and are quoted in full as the continuing recommendations of this Commission.

"The Department of Public Health is the Agency which has legal power to compel clearance work and the elimination of slum conditions, but an adequate departmental personnel and full public support are essential to permit full functioning. It is recommended that every facility be afforded to the Director of Health and his staff for carrying out the requirements of the Housing and Sanitary laws.

"Rehabilitation of blighted areas by private enterprise may be held as impractical unless done by large scale effort and with a profit to the owners. New type loans for neighborhood rehabilitation are offered by the Federal Housing Administration. It is recommended that

study be made of possible City cooperation, tax adjustments or other inducement to promote a reclamation of unprofitable shabby districts which now act as blockades for better uses.

"With the firm belief that Housing and City Planning are correlated functions it appears desirable that action be initiated to effect a master plan for the City as provided by the City Charter of 1932. A sound, long range program in city planning will assist greatly in the establishment of healthy *planned* growth of our City.

"Zoning is an important part of city planning—one that deals with problems of density, height and use of buildings and has proved to be a safeguard to our citizens by controlling land use. However, the greatest protection that could be provided would be the development of planned growth—we should attempt to foresee and plan for the most efficient use of every part of our metropolitan area for the coming years. Studies should be undertaken of population trends, industrial and commercial growth, transportation, parkways, recreational facilities, etc., etc. Careful analysis should be given to subdivision and speculative practices. Elimination of our blighted areas should be studied and carried forward jointly by governmental and private initiative. It is recommended that ways and means be studied to adequately implement the City Planning Commission for a long range planning program.

"This Authority is most desirous of cooperating with other agencies, both governmental and private in these tasks."

FOURTH
ANNUAL
REPORT

SAN FRANCISCO

April - 1942

HOUSING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO

FOURTH ANNUAL REPORT

Price: Twenty-Five Cents

HOUSING AUTHORITY

.. of the ..

CITY AND COUNTY OF SAN FRANCISCO

(Established April 18, 1938)

COMMISSIONERS

MARSHALL DILL, *Chairman*

CARLTON H. WALL, *Vice Chairman*

E. N. AYER

ALICE GRIFFITH

TIMOTHY A. REARDON

ALBERT J. EVERS, *Executive Director*

COMMISSIONERS
MARSHALL DILL, CHAIRMAN
E. M. AYER
MISS ALICE GRIFFITH
TIMOTHY A. REARDON
CARLTON H. WALL

HOUSING AUTHORITY
OF THE
CITY, AND COUNTY OF SAN FRANCISCO
525 MARKET STREET
SAN FRANCISCO, CALIFORNIA

ALBERT J. EVERE
EXECUTIVE DIRECTOR
WILLIAM A. O'BRIEN
COUNSEL
TELEPHONE YUKON 1661

April 18, 1942

To the Honorable Angelo J. Rossi, Mayor
and the Honorable Board of Supervisors
City and County of San Francisco
City Hall
San Francisco, California

Sirs:

Your Housing Authority has completed four years of operation
and in accordance with Section 22 of the "Housing Authorities
Law" of the State of California, submits herewith its Annual
Report for the year ending April 18, 1942.

In the interest of economy this report is brief, but it is
hoped that it will present an adequate picture of our activi-
ties.

The impact of war conditions has greatly influenced the progress
and status of our program. For the duration, only projects will
be built which are designated by Federal officials as necessary
to the war effort. We have worked in close harmony with the
Armed Forces and Civilian Defense agencies.

Your cooperation and that of all City Departments and officials,
too numerous to mention, is hereby gratefully acknowledged.

Respectfully

By:

Marshall Dill

Marshall Dill
Chairman



THE NEED

San Francisco is justly proud of her fame as a tourist's Mecca. Our glorious past born out of the rip-roaring fifties has endowed us with a rich historical heritage. We point with pride to our spacious bay, our towering hills, our exotic Latin quarter and quaint Chinatown; we gladly drive visitors through our spacious parks, along the white beaches and over towering bridges, but . . .

Seldom do we show our back alleys and narrow streets lined with row on row of weary old houses; houses originally built for one family or two but now harboring six or ten or twelve and with little or no increase in sanitary facilities. These contrasts are dramatically depicted in the film, "More Than Shelter," made by the W.P.A. for the San Francisco Housing Authority and shown to thousands during the past year.

Now as never before the need is acute for decent and safe homes for the families of war workers and of Army and Navy enlisted personnel. Even to the most casual observer it is obvious that well-planned, fire resistant structures will contribute to the war effort and make San Francisco a safer and better place in which to live.



BACK ALLEYS



WEARY OLD HOUSES



PUBLIC-MINDED CITIZENS



FIRST STEPS

Public-minded citizens talked about the need for better living conditions. They formed associations and spread the gospel of decent housing. Many groups—professional men and women, civic leaders, architects and city planners, labor organizations and others, endorsed the passage of enabling laws and Mayor Angelo J. Rossi on April 18, 1938, after resolution by the Board of Supervisors, appointed the Commission of the Authority.

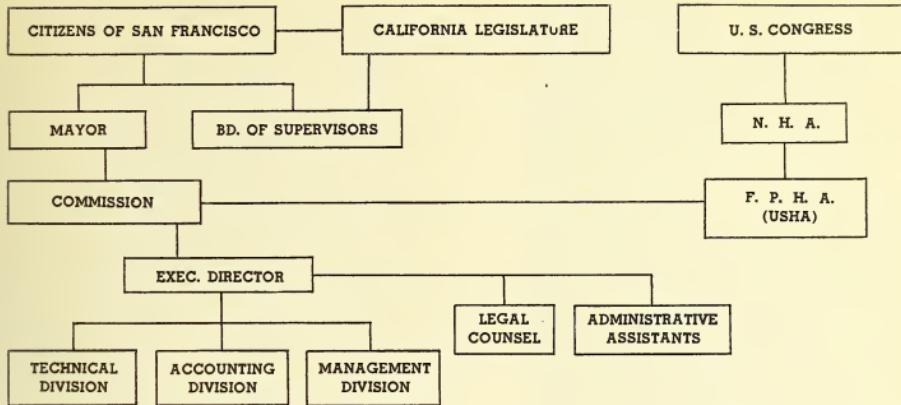
Soon after, a Real Property Survey was initiated to tabulate the actual extent of blighted areas and to determine the minimum remedies. It was discovered that one-fifth, or 46,000 homes in San Francisco were substandard. It was revealed that the narrow lot and the practice of building on too great a percentage of land area resulted in congestion and overcrowding which was taking huge tolls in terms of both human misery and dollars. Thus the lack of basic housing needs—safety, privacy, fresh air and sunlight was proving expensive to carry. Hospitalization, tubercular care, fire, police and accident control was found to be more costly than would be necessary if the substandard houses and the blighted areas were replaced with decent, safe and well-planned housing. Upon the basis of this report, the present low-rent housing program was determined. However . . .

During the past year the defense program and the war have added materially to the duties of the Authority which is now charged with responsibility of housing families of defense workers and of Army and Navy enlisted personnel as well as the low income group.

In order to aid the war effort, some of the aims of the low-rent housing program have been temporarily shelved so that new, more urgent objectives may be realized as soon as possible.

In San Francisco as elsewhere the ultimate aim of public housing has been to produce better communities and citizens by getting rid of slums and their by-products through the development of wholesome living conditions for that one third of the nation which has been estimated to be ill-housed. The creation of environments in which normal family and community life can be developed is a vital need in times of national emergency as well as in times of peace.

ORGANIZATION CHART



HOW THE AUTHORITY OPERATES

Funds for the low-rent housing program are loaned by the Federal Public Housing Authority (a division of National Housing Agency), a Federal Corporation, to the Housing Authority of the City and County of San Francisco, a State public body, corporate and politic. These funds are not taken from the U.S. Treasury, but are derived from the sale of notes or bonds. Rents collected from tenants are utilized for operation costs and for the retirement of the bonds.

Annual contributions to the Local Authority by the F.P.H.A., for a period of sixty years, are to be made to insure the low-rent character of the projects and to aid, if necessary, in retiring the bonds. These contributions are readjusted every ten years, and will never exceed the amount of the actual need of the projects. Under the terms and conditions of the loan and annual contributions contracts, the Federal Authority exercises supervisory jurisdiction over the operations of the local Authority, including its financial operations, its planning and construction work and its project management.

The City and County is required to make annual contributions equal to 20% of F.P.H.A. contributions. San Francisco has complied with this requirement by tax exemption which is mandatory under California State law.

The Local Authority operates under the United States Housing Act (Wagner-Steagall Bill) of 1937 and four Enabling Acts passed by the California Legislature in 1938. On March 29, 1938, the Board of Supervisors approved Resolution No. 3874 and requested the Mayor to appoint the five Commissioners of the Authority to serve four-year terms, entirely without compensation. These Commissioners select the Executive Director who is responsible to them for carrying out the program.

During the past year Vice-Chairman Alexander Watchman, labor representative and an original member of the Commission, resigned. He was replaced by Timothy A. Reardon. Another charter member of the Commission, Miss Alice Griffith, was reappointed by Mayor Rossi for an additional four-year term.

All Commissioners have been in close touch with affairs of the Authority, devotedly attended the weekly Commission meetings and visited the projects themselves at frequent intervals.



EQUIVALENT ELIMINATION

For each new home built by the San Francisco Housing Authority, one old and unfit one must be eliminated. The United States Housing Act of 1937 requires, ". . . the elimination by demolition, condemnation and effective closing or the compulsory repair or improvement of unsafe and insanitary dwellings in the locality or metropolitan area, substantially equal in number to the number of newly constructed dwellings provided by the Project."

Although some projects have been located on undeveloped land, the equivalent elimination of a corresponding number of dwelling units must be accomplished in blighted areas elsewhere in the city.

The Authority does not have the police powers of abatement or demolition. The City, through the Health Department, is under contract with the Authority to carry out the eliminations and formal certification by the Health Department for each particular unit eliminated is necessary before the elimination is credited by the Federal Authority.

To date, the work of equivalent elimination is substantially ahead of construction. A total of 1359 new units has been built and 1416 have been eliminated by the Health Department. Of those eliminated, 1034 or 73% have been demolished, the balance have been rehabilitated by structural repairs and sanitary improvements thus rendering them safe for human occupation. Graphically, the comparison is as follows:

ELIMINATION CHART



LEGEND

| | | | | | |
|--|---|---|---|------------------------|---|
| | ELIMINATIONS BY COMPULSORY DEMOLITION | | | | |
| | " | " | " | CLOSING | |
| | " | " | " | REPAIR AND IMPROVEMENT | |
| | DEMOLITIONS INDUCED BY S. F. HEALTH DEPT. | | | | |
| | CLOSINGS | " | " | " | " |
| | ON-SITE DEMOLITIONS BY LOCAL AUTHORITY | | | | |
| | LOW RENT DWELLINGS COMPLETED BY LOCAL AUTHORITY | | | | |

LAND PURCHASE AND CONSTRUCTION

The two largest projects called for in the present program, Potrero Terrace (469 units) and Sunnydale (772 units), were completed and opened during the past year. Together with Holly Courts (118 units), completed in 1940, this makes a total of three projects now open to eligible families.

A fourth project, Valencia Gardens (246 units) is half completed, construction work has just started on Westside Court (136 units) and bids for building the sixth project, located at Hunter's Point, will be received soon.

Five projects are being held temporarily in abeyance for improved building conditions, priorities and other considerations. However, during the year the land for the sites has been acquired and the plans and specifications completed.

Although only four projects out of eleven are completed or nearly completed, from the standpoint of the number of dwelling units, the program is well over half built with 1605 units practically completed out of a planned total of approximately 2850 units.

Substantially all land for the sites of all the eleven projects in the present program has been purchased and architectural plans on the homes themselves are completed. The status of all the projects is shown in the graph below.



PROGRESS CHART

| | SITE ACQUISITION | PLANS AND SPECIFICATIONS | CONSTRUCTION | OCCUPANCY |
|------------------------------|------------------|-----------------------------|--------------|------------|
| Holly Courts, Cal 1-1 | ██████████ | ██████████ | ██████████ | ██████████ |
| Potrero Terrace, Cal 1-2 | ██████████ | ██████████ | ██████████ | ██████ |
| Sunnydale, Cal 1-3 | ██████████ | ██████████ | ██████████ | ██████ |
| Valencia Gardens, Cal 1-4 | ██████████ | ██████████ | ██████ | ██████████ |
| Bernal Dwellings, Cal 1-5 | ██████████ | ██████████ | ██████ | ██████████ |
| Westside Court, Cal 1-8 | ██████████ | ██████████ | ██ | ██████████ |
| DeHaro Plaza, Cal 1-9 | ██████████ | ██████████ | ██████████ | ██████████ |
| Hunter's View, Cal 1-10 | ██████ | ██████████ | ██████████ | ██████████ |
| North Beach Place, Cal 1-11R | ██████████ | ██████████ | ██████████ | ██████████ |
| Ping Yuen, Cal 1-15 | ██████████ | ██████████ | ██████████ | ██████████ |
| Glen Crags, Cal 1-16 | ██████████ | ██████████ | ██████████ | ██████████ |



MANAGEMENT

More than 7000 families have applied for homes at Sunnydale, Potrero Terrace and Holly Courts, which house 1359 families.

All families living in the low-rent developments are American citizens who have been heretofore living under substandard conditions, with the exception that the requirement that families must come from unsafe houses has been waived in some instances for Army and Navy families at the request of Federal authorities.

At the time of admission no family had an income in excess of \$1596 per year—the maximum allowed by law for large families. The maximum for small families is \$1440 per year.

Only one out of every four families applying for homes is accepted; the others lack citizenship, have incomes in excess of the maximum, or are living under standard housing conditions, etc.



Resident families are average San Franciscans. A typical family would be something like this: Young father, age 25, born in San Francisco; his wife, aged 22, moved to San Francisco at the age of six. Both are graduates of local high schools. They have been married three years and have two children. The man is completing apprenticeship in a skilled trade and earns \$89.74 a month.

The families are delighted with their new homes and show their appreciation in the excellent care they give their homes and gardens.

This appreciation is also shown by the extremely small rent delinquency, less than 1/10 of 1%. Total rents collected approximately \$180,000—bad debts \$87.82.

OPERATION

Rents of homes operated by the San Francisco Housing Authority are determined by the individual family income and composition.

A system of rents has been established whereby homes of each size are divided into four grades based upon relative desirability within each project. The lowest rent units are reserved for families in the lowest income group and the highest rent units are leased to those with the best ability to pay.

In order to insure that the low-rent homes continue to serve low-income families, a formal statement of total income is required annually. Such statements are reviewed and verified and rents adjusted where necessary.

RENT GRADES

| Unit Size | Rents | | | |
|-----------|---------|---------|---------|---------|
| | Grade A | Grade B | Grade C | Grade D |
| 3½ | \$13.50 | \$17.00 | \$20.80 | \$24.00 |
| 4½ | 15.00 | 18.50 | 22.30 | 26.70 |
| 5½ | 16.50 | 20.00 | 23.80 | 28.00 |
| 7 | 17.00 | 20.50 | 24.30 | 28.50 |

On an average, families now living in these clean, new homes are paying about \$3.00 less per month than they did for their former substandard dwellings. As a large majority of tenant families contain children, it is safe to say that this amount is now going to enrich or better balance the diet of these youngsters.

Ample allowance is made in the rent to include cost of providing gas, light, heat and hot water. Maintenance costs are kept to a minimum by requiring tenants to care for their own individual homes and yards. A small deposit is made by all tenants when they move in to cover minor repairs.



DINING SPACE



LIVING ROOM



BACK YARD



FRONT YARDS



COMMUNITY ACTIVITIES

Holly Courts' residents have formed their own social clubs, including a Mothers' Club, Sunshine Club, Men's Club and a Garden Club. The Garden Club sponsored a project-wide contest in which awards were made for the best front and rear yards, best flower garden, best succulent garden, etc. Neighboring merchants donated the prizes.

At Sunnydale, the tenants have organized Air Raid Warden Classes, a Garden Club, a Mothers' Club, a Gym Class and several groups interested in handicrafts. A weekly newspaper, started through the initiative of some of the tenants, has made its bow, and other activities are in the organizational stage.

Cooperation with other City Departments has led to the appointment of a full time recreation director under the supervision of the Recreation Department. The Park Department has agreed to maintain a playground in adjoining McLaren Park and the Housing Authority has agreed to supply the equipment.

The Golden Gate Kindergarten Association, a member of the Community Chest, is operating a progressive nursery school located in a wing of the Administration Building. Here skilled instructors guide a program of parent education in child care and homemaking.

In response to a pre-arranged agreement with the Health Department, extensive facilities for a complete health center have been built at Sunnydale. As originally planned, this center would provide prenatal and well-baby care, as well as preventive medicine, dental examination and other diagnostic services. At present, the Visiting Nurses Association maintains a district office in a portion of these quarters.

At Potrero Terrace, the adjacent Potrero Hill Neighborhood House and the San Francisco Housing and Planning Association joined together to supply instructors and materials for wood-working classes. The Authority provided the space and the tools.

All in all better homes amid pleasant surroundings have released new energies. The organization of social clubs of one kind or another has done much to rekindle the spirit of neighborliness often lost with the growth of big cities.



NURSERY SCHOOL



CRAFT INSTRUCTION

DEFENSE

With the attack on Pearl Harbor the activities of the Authority were greatly increased. Almost at once the U.S. Navy, the U.S. Army, the Red Cross and others began to call upon the Commissioners and staff for cooperation. It was given without hesitation.

The first call was for homes for evacuees from Hawaii. The Commissioners responded by relaxing certain restrictions so as to admit these families without delay. Then the Columbia Foundation made a grant which made it possible to furnish several homes which were immediately rented.

Next the Federal government, through the Defense Housing Coordinator, asked that the homes be made available to defense workers. Again the Commissioners responded by raising the maximum income limit from \$1596 to \$2100 per year for all new projects to be built. This increase will affect only defense workers.

At the same time, the need for steel and other critical materials became so great that one project (De Haro Plaza) was completely redesigned so as to save essentials for war purposes, but bids on that and another project (Bernal Dwellings) were sought twice during the year and twice rejected by the Commissioners as being too high. Two other projects (Ping Yuen and North Beach Place), also requiring large amounts of steel, were shelved to be part of a post-war program. All other projects have been declared vital to the war effort and their construction will be expedited.

At the completed projects, residents patriotically responded to the National Emergency by joining in Air Raid and First Aid work, forming nutrition classes and learning the elements of fire prevention and disaster relief activities. Maintenance employees and clerical workers actively cooperated with the tenants in these efforts.

The providing of entertainment for members of the U.S. armed forces and the sale of defense Stamps and Bonds are among the more recent pursuits voluntarily undertaken by these energetic citizens.



LEGAL AND FINANCIAL

During this year, the Supreme Court of the State of California in the case of Antonia Kleiber vs. City and County of San Francisco, et al (5 Cal. Dec. 801) held the Housing Authority of the City and County of San Francisco to be validly organized. The constitutionality of the act of the State Legislature creating the Authority (Housing Authorities Law) had previously been established by the same court in the case of Housing Authority vs. Dockweiler (14 Cal. 2nd 47).

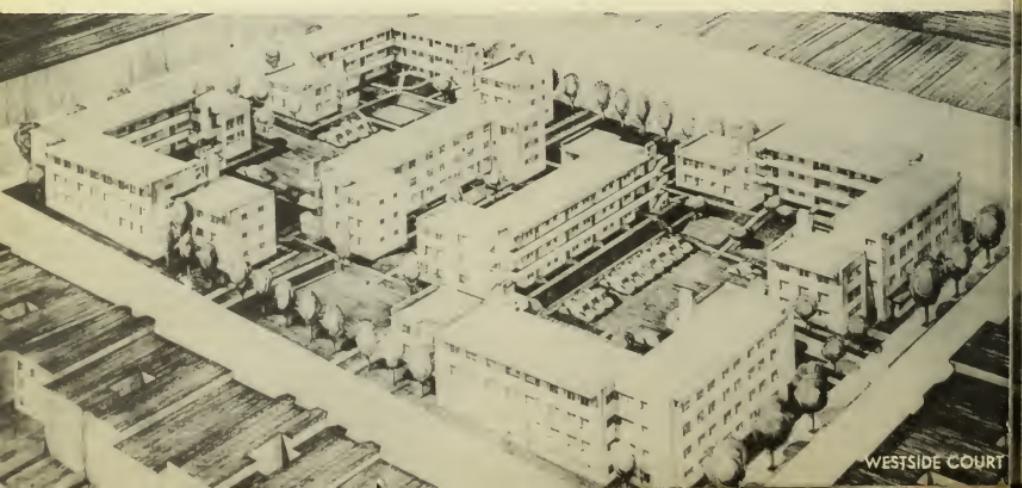
At least eight proceedings in eminent domain involving approximately eighty-six parcels of real property were either filed or brought to a successful conclusion by the Authority. Only one of these suits filed very recently (April 2nd, 1942) remains pending. In addition at least seven proceedings under the McEnerney Act have been brought on behalf of the Authority, only one of which filed March 27, 1942, remains pending. The net result is that the Authority has acquired clear title to practically all of the property required for the entire program, and in no instance has a recalcitrant owner received a court award substantially in excess of what the Authority had voluntarily offered such owner in the first instance.

In addition to the so-called test cases and litigation involving land acquisition referred to above, the Authority has been a party to a number of suits of various kinds arising as an incident to its extensive operations. In all of these litigated matters the Authority has been uniformly successful.

Arising out of the occupancy of the projects, a new series of suits for rent collection have been filed in a limited number of instances, all resulting in judgments in favor of the Authority.

Favorable action has likewise been secured by the Board of Supervisors in regard to the closing of streets, the acquisition of property, and other matters requiring the cooperation of the municipal government.

During the year all prior loans and annual contribution contracts were consolidated, providing for an estimated total development cost of \$14,885,000. The original interest rate of 2½% as to the future Bond Issue was retained by rigid observance of certain legal requirements. On February 3, 1942, the outstanding indebtedness of the Authority to the F.P.H.A. as to advance loan notes in the amount of \$7,353,000 was refunded by sale to private investors of five one-year notes in the aggregate amount of \$8,500,000 at an interest rate of 88/100%, thus accomplishing a saving in interest charges for the ensuing 12-month period of \$137,700. Notes retired had borne rate of 2½%. The difference between the amount refunded and the total of the new notes provides for financing of additional construction during the period.



HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

Statutory Project No. Cal. 1-1 to 1-16R

BALANCE SHEET AS OF MARCH 31, 1942

| ASSETS | | |
|---|----------------------------|-----------------|
| | Statutory Project Total | Total |
| CURRENT ASSETS | | |
| CASH: | | |
| Cash in Bank—Development Fund No. 1 | \$ 1,444,518.14 | |
| Cash on Hand—Petty Cash | 660.00 | |
| ACCOUNTS RECEIVABLE: | | |
| Bond Subscribers | 14,736,000.00 | |
| Tenants' Accounts | 562.30 | |
| Sundry | 22.37 | |
| TOTAL CURRENT ASSETS | | \$16,181,762.81 |
| PREPAID EXPENSES | | |
| Insurance | 12,944.96 | |
| Sundry | 51.14 | |
| TOTAL PREPAID EXPENSES | | 12,996.10 |
| DEVELOPMENT COSTS | | 7,181,126.61 |
| UNCOMPLETED CONTRACTS | | 7,181,126.61 |
| (Contra) | 1,346,726.60 | |
| SUSPENSE ACCOUNTS | | |
| Organization Expenses | 1,049.64 | 1,049.64 |
| TOTAL ASSETS | | \$24,723,661.76 |
| LIABILITIES | | |
| | Statutory Project Total | Total |
| CURRENT LIABILITIES | | |
| ACCOUNTS PAYABLE: | | |
| Contract Retentions | \$ 37,102.61 | |
| Sundry | 5.00 | |
| NOTES PAYABLE: | | |
| Interim Notes Issued—Other | 8,500,000.00 | |
| ACCRUED ACCOUNTS: | | |
| Interest—Other | 12,051.10 | |
| Accrued Salary and Wages | 1,736.59 | |
| TOTAL CURRENT LIABILITIES | | \$8,550,895.30 |
| PREPAID INCOME AND DEPOSITS | | |
| Tenants' Prepaid Rents | 3,621.67 | |
| Tenants' Security Deposits | 5,912.57 | |
| TOTAL PREPAID INCOME AND DEPOSITS | | 9,534.24 |
| FIXED LIABILITIES | | |
| Bond Subscriptions | | |
| Series "B" Bonds | 14,736,000.00 | 14,736,000.00 |
| CONTRACT AWARDS | | 1,346,726.60 |
| RESERVES | | |
| Repairs, Maintenance and Replacements | 3,708.67 | |
| Vacancy and Collection Losses | 747.31 | |
| TOTAL RESERVES | | 4,455.98 |
| SURPLUS | | |
| Adjustments | 1,049.64 | |
| Capital Donation | 75,000.00 | |
| TOTAL SURPLUS | | 76,049.64 |
| TOTAL LIABILITIES | | \$24,723,661.76 |



RECOMMENDATIONS

The quick march of events, the urgency of the times, the overwhelming need for an all-out war effort has spurred the Housing Authority during the past year as never before.

Vital as the new tasks are, the Authority has never lost sight of the long range objectives of large scale housing, both public and private, as a means of making San Francisco a better city. Comprehensive city planning, legislation to enable the complete eradication of dreary, run-down districts, stimulation of private enterprise to join in the work of real reconstruction, local control over the solutions which will wipe out the slums and replace them with homes worthy of America, remain the continuing objectives of the Housing Authority of the City and County of San Francisco.

Our Commission recommends that:

The powers and personnel of the Health Department be made adequate for strict enforcement of housing and sanitary laws.

The City Planning Commission's functions and resources be enlarged to permit full realization of the Master Plan.

Definite legislation be initiated and carried out to permit public acquisition of blighted areas for reconstruction by private enterprise.



SAN FRANCISCO'S PUBLIC HOUSING PROGRAM

| DEVELOPMENTS | Total Land Cost | Area in Acres | % Coverage of Site | Dwelling Units | Construction Cost |
|---|-----------------|---------------|--------------------|----------------|---------------------------------------|
| HOLLY COURTS (Arthur Brown, Jr.)* | \$ 68,390.00 | 2.68 | 36.60 | 118 | \$387,667.01 (Barrett & Hiltip)** |
| POTRERO TERRACE (Frederick H. Meyer, John Bakewell, Jr., Warren C. Perry)* | 95,257.26 | 17.16 | 13.10 | 469 | 1,578,345.52 (Meyer Constr. Co.)** |
| SUNNYDALE (Albert F. Roler, Roland L. Stringham)* | 77,094.12 | 48.83 | 16.08 | 772 | 2,225,541.64 (Barrett & Hiltip)** |
| VALENCIA GARDENS (Harry A. Thomsen, Jr., William Wilson Wurster)* | 230,422.50 | 4.96 | 26.95 | 246 | 842,534.26 (Meyer Constr. Co.)** |
| BERNAL DWELLINGS (William G. Merchant, Clarence A. Tantum)* | 228,403.40 | 4.47 | 31.30 | 201 | 699,182.00† |
| WESTSIDE COURT (Leser W. Hard, James H. Mitchell)* | 172,273.20 | 2.604 | 29.2 | 136 | 605,305.00 (Carrieo & Gauthier)* |
| DE HARO PLAZA (Douglas Dacre Stone, Charles E. J. Rogers)* | 54,511.12 | 4.822 | 27.5 | 135 | 495,000.00† |
| HUNTER'S VIEW (Timothy L. Pfleuger, Lewis P. Hobart)* | 29,275.00 | 22.78 | 12.1 | 150 | 536,250.00† |
| NORTH BEACH PLACE (Henry H. Gutterson, Ernest Born)* | 299,000.34 | 4.602 | 27.77 | 226 | 730,700.00† |
| PING YUEN (Mark Daniels, Henry T. Howard)* | 380,800.00 | 2.617 | 32.5 | 231 | 845,600.00† |
| GLEN CRAGS (W. D. Peugh, Edward B. Page)* | 29,604.78 | 29.06 | 12.88 | 171 | 720,100.00† |

(For locations see following page)

*Architects.

**Contractors.

†Estimate.

MAP SHOWING
LOCATION OF PROJECTS



S.F. BAY BRIDGE

FIFTH ANNUAL REPORT

SAN FRANCISCO

April • 1943

HOUSING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO

FIFTH ANNUAL REPORT

Adopted at Annual Meeting, April 15, 1943.

HOUSING AUTHORITY

... of the ...

CITY AND COUNTY OF SAN FRANCISCO

(Established April 18, 1938)

COMMISSIONERS

MARSHALL DILL, *Chairman*

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ALBERT J. EVERS, *Executive Director*

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Price: Twenty-Five Cents

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
525 Market Street, San Francisco, California

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO
525 MARKET STREET
SAN FRANCISCO, CALIFORNIA

COMMISSIONERS
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TIMOTHY A. REARDON

ALBERT J. EVERE
EXECUTIVE DIRECTOR
WILLIAM A. O'BRIEN
COUNSEL
TELEPHONE YUCON 1661

April 18, 1943.

To the Honorable Angelo J. Rossi, Mayor
and the Honorable Board of Supervisors
City and County of San Francisco
City Hall
San Francisco, California

Sirs:

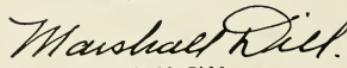
In accordance with Section 22 of the "Housing Authorities Law" of the State of California, we are herewith submitting our Annual Report for the year ending April 17, 1943, summarizing five years of construction and management of public housing.

The continuing shortage of materials, manpower and time requires that this report be as concise and brief as possible and still give a picture of our many activities.

During the past year, the whole purpose and aim of public housing has changed from providing decent, safe and sanitary dwellings for the low-income families of San Francisco. It is now our primary duty to house in-migrant workers who are essential to the war effort. War conditions have made our task extremely difficult. Obstacles and problems of many kinds have faced us in the construction and operation of our public housing projects but in spite of them, we are able to report substantial results for the past year.

I wish to express deep appreciation of our Commission for your fine cooperation and the help of all City Departments and officials, without which the progress we have made would have been impossible.

Respectfully


Marshall Dill
Chairman



War Workers

WAR AND SAN FRANCISCO

Since December 7, 1941, fighting men have taken over the City. They have geared its life, colored its streets, inspired its people. Troops, guns, jeeps, motor units, ships, supplies—on the move. Soldiers, marines, sailors, nets, bayonets, barb wire—on guard. Helmeted, bullet-belted patrols guard every bridge-head, river mouth, slip landing, seemingly harmless road entrances, tunnels, railroad crossings, barren hills, for San Francisco is the administrative headquarters for the Army's Western Defense Command and Fourth Army, and the Navy's Western Sea Frontier and Twelfth Naval District. From here, command extends to the whole Western Theater of War.

Here in San Francisco you hear the rivet guns and hammer presses of shipyards, the screech of braked wheels grating on steel rails as thousands of tons of freight pour into ship-side docks.

During the period from June, 1940, to March, 1943, \$10,204,000,000.00 worth of war contracts were let in the State of California and this total has been very substantially expanded since. The magnet of these contracts and other war activities has caused a mass in-migration which is without duplicate since the days of gold.

Payrolls in the Bay Area have increased by 423.9% between June, 1940, and November, 1942, putting this community at the top of the list of industrial areas that have had tremendous jumps in employment.

The population of San Francisco alone has increased by more than 90,000 people and thousands more are arriving every month. Housing has become San Francisco's No. 1 problem. There are more than 1,500 people a week applying to the War Housing Center for houses, apartments, rooms, anything. The National Housing Agency expects this migration of war workers to continue into 1944.



Balcony View—Valencia Gardens



Falling to Pieces

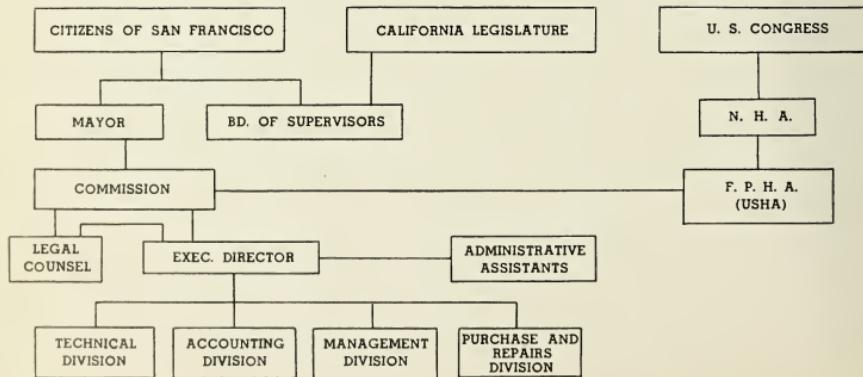
HISTORY OF THE AUTHORITY

Congress in 1937 passed the United States Housing Act, for the purpose of providing financial assistance to the states and political subdivisions thereof for the elimination of unsafe and insanitary housing conditions. The following year the California Legislature passed the "Housing Authorities Law"—an enabling act authorizing the creation of housing authorities in California.

The San Francisco Board of Supervisors on March 29, 1938, approved Resolution No. 3874 declaring existence of need for a housing authority in San Francisco and requesting the Mayor to appoint the five commissioners of the Authority which was then organized on April 18, 1938. Soon after, a Real Property Survey was initiated to tabulate the actual extent of unsafe and insanitary housing conditions in San Francisco; this disclosed that 46,000 homes in San Francisco were substandard. Meanwhile, a program of low-rent housing was formulated which, after several revisions, provided for construction of eleven projects containing 2,855 dwelling units. On May 31, 1940, the first project, Holly Courts, was completed. During 1941, Potrero Terrace and Sunnydale were finished and occupied, and by May 1 of this year Westside Court and Valencia Gardens will be fully occupied.

On April 23, 1942, Commissioner Carlton H. Wall resigned to accept an appointment on the City Planning Commission, whereupon Mayor Angelo J. Rossi appointed W. F. Cordes as Commissioner to fill Mr. Wall's unexpired term. The term of Commissioner E. N. Ayer expired on March 31 of this year, and he was reappointed by Mayor Rossi for a new term of four years.

ORGANIZATION CHART

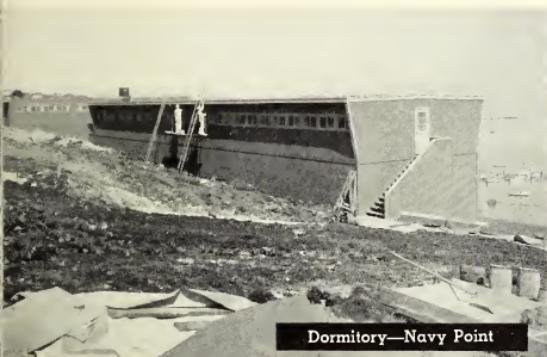


LOW RENT TO WAR HOUSING

During 1942, when it became apparent that a critical shortage of houses would develop in many of the manufacturing areas of the United States, Congress passed Public No. 671 whereby the Navy and War Departments and the United States Housing Authority were authorized to cooperate in making low-rent housing available for persons engaged in war work.

Under these provisions, this Authority changed its completed projects and those under construction from "low-rent" to "war" housing for the duration. This change did not, however, involve eviction of tenants already in residence.

Public No. 671 removes federal income limitations and provides for postponement of Equivalent Elimination of substandard dwellings until after the war is over. As a part of the legal formalities required to comply with the new status under this law, the Commission increased income limitations to the maximum allowed under the "Housing Authorities Law" of the State of California. The limitation of incomes under state law is a serious handicap to the operation of war housing and amendments have been offered to the present session of the State Legislature to remove these limitations for the war period.



Dormitory—Navy Point



Even This Type Must Now Serve

EQUIVALENT ELIMINATION

On July 5, 1938, the Board of Supervisors by Resolution No. 4051 authorized the execution of an agreement by which "Equivalent Elimination" of unsafe and insanitary dwellings is to be made by the City in an amount substantially equal to the number of new housing units to be built by the Authority.

The Authority has constructed 1,741 low-rent dwellings under the United States Housing Act of 1937 while to date, the Health Department of the City has, by demolition, condemnation and effective closing, or the compulsory repair or improvement of unsafe and insanitary dwellings within the City, eliminated 1,565 substandard homes.

This program of equivalent elimination has now been curtailed due to the critical housing shortage which has developed in San Francisco. For the duration, there will be but very few eliminations by the Health Department and these only in extreme cases of danger to health or safety of the occupants.

All of our low-rent projects are now being operated as war housing under Public Law No. 671. This law waives legal requirements for further equivalent elimination until after the war.

NEW PERMANENT DEVELOPMENTS

After the disaster of Pearl Harbor, when the nation went "all out" for war production, an acute shortage of materials developed. Due to this shortage, all home construction in San Francisco was stopped. However, the War Production Board, recognizing the need for additional housing in San Francisco due to the expected influx of war workers, granted the Authority preference ratings to secure materials to allow the completion of two projects, Valencia Gardens and Westside Court, both of which are now virtually completed. Valencia Gardens, located at 15th and Valencia Streets, contains 246 dwelling units, while Westside Court, located in the block bounded by Sutter, Post, Broderick, and Baker Streets, contains 136 dwelling units. By terms of agreement with WPB for priorities, these projects must be occupied only by war workers.

Both of these developments are unique in design and color and have been hailed by critics as notable contributions to residential architecture. Certainly, the City can be proud of these additions to her public works.

The construction of the six remaining projects of our permanent program has, due to the acute shortage of materials, been deferred for the duration in favor of temporary war housing which requires only about 20% as much critical material per dwelling unit.



Westside Courts Nearing Completion



Middle Point War Dwellings

TEMPORARY WAR HOUSING

As the shortage of homes for war workers became more and more acute, the NHA in December authorized the Authority to build in the Hunter's Point Area, five hundred dormitory units and five hundred temporary family dwellings for navy civilian employees. In February of this year, they authorized the construction of an additional one thousand dormitory units and three thousand five hundred temporary family dwellings. The construction of this war housing is now going forward and the first tenants will move in during April. All of this new housing will be divided into three dormitory projects and four projects for families and will be located in the area East of Third Street and between Hunter's Point and the San Mateo County Line.

This temporary war housing is being financed under the "Lanham Act" thus remaining in Federal ownership, but this Authority is constructing it as agent of the Government and will manage the projects under a lease agreement. The Lanham Act requires that at the end of the war all of these temporary buildings are to be sold but not to any Local Housing Authority. The flimsy nature of the construction and the low standards of living space indicate that sale for salvage will be the ultimate disposition.

LAND PURCHASE AND CONSTRUCTION

All of the sites of our low-rent program have now been acquired and the construction practically completed on all of these permanent developments that will be built during the war. Buildings located on sites of future projects have been leased where possible, thus creating revenue which helps pay the costs of maintaining the sites and administration.

Land for the temporary war housing projects is being acquired rapidly by the U. S. Government under its War Powers. Construction of the dwelling units for Navy Point and Middle Point is nearly completed, although the construction of the Community Facilities Buildings at both of these projects has been delayed awaiting the release of critical materials. Construction work on the five new projects has not yet started, but plans and specifications for two of them are out for bids and the rest will follow very soon.

Middle Point and Navy Point are being built on a cost-plus-a-fixed-fee basis, but the remaining five contracts will be lump-sum. It is expected that all contracts will be signed during the next thirty days.

PROGRESS CHART

April 15, 1943

LOW RENT DEVELOPMENTS

| | SITE ACQUISITION | CONSTRUCTION | OCCUPANCY |
|-------------------|-------------------|------------------------|-------------------|
| Holly Courts | [Solid black bar] | [Solid black bar] | [Solid black bar] |
| Potrero Terrace | [Solid black bar] | [Solid black bar] | [Solid black bar] |
| Sunnydale | [Solid black bar] | [Solid black bar] | [Solid black bar] |
| Valencia Gardens | [Solid black bar] | [Solid black bar] | [Solid black bar] |
| Bernal Dwellings | [Solid black bar] | POSTPONED FOR DURATION | [Solid black bar] |
| Westside Court | [Solid black bar] | [Solid black bar] | [Solid black bar] |
| De Haro Plaza | [Solid black bar] | POSTPONED FOR DURATION | [Solid black bar] |
| Hunters View | [Solid black bar] | POSTPONED FOR DURATION | [Solid black bar] |
| North Beach Place | [Solid black bar] | POSTPONED FOR DURATION | [Solid black bar] |
| Ping Yuen | [Solid black bar] | POSTPONED FOR DURATION | [Solid black bar] |
| Glen Crags | [Solid black bar] | POSTPONED FOR DURATION | [Solid black bar] |

WAR HOUSING DEVELOPMENTS

| | | | |
|--------------------------------|-------------------|-------------------|-------------------|
| Navy Point War Dormitories | [Solid black bar] | [Solid black bar] | [Solid black bar] |
| Middle Point War Dwellings | [Solid black bar] | [Solid black bar] | [Solid black bar] |
| Ridge Point War Dwellings | [Solid black bar] | [Solid black bar] | [Solid black bar] |
| Candlestick Cove War Dwellings | [Solid black bar] | [Solid black bar] | [Solid black bar] |
| Double Rock War Dwellings | [Solid black bar] | [Solid black bar] | [Solid black bar] |
| Harbor Slope War Dormitories | [Solid black bar] | [Solid black bar] | [Solid black bar] |
| South Gate War Dormitories | [Solid black bar] | [Solid black bar] | [Solid black bar] |



MANAGEMENT

There are many more applicants for dwellings in San Francisco than there are homes available. It is therefore the duty of our Tenant Selection Office to grant preference to those who are the most essential to the war effort. First preference must be given to in-migrant war workers, second, to resident war workers in need of homes, and third, to families of Army or Navy personnel. Because of income limitations set by the State Housing Authorities Law, this latter group now comprises about 50% of our families in residence. While income limitations affect eligibility for admission due to the housing shortage, no tenants are being required to vacate by reason of increased incomes. The OPA has surveyed our developments and established maximum rentals for each type of accommodation and as the family income increases, the variable rents are adjusted accordingly up to the legal maximum. In the temporary war housing, there will be no income limitations for admission and a flat fixed rental for each type of accommodation will be charged. Seventy-five per cent of all temporary dwellings will be equipped with basic furniture for which an additional modest charge will be made.



Since July of 1942, tenant turnover has fallen sharply month by month to a fraction of its former rate. Bad debts, written off each quarter, continue to be remarkably low, averaging less than 1/20 of 1%; as a matter of fact, Holly Courts, after almost three years of occupancy, has not had a single loss.

The Management Division estimates that by the end of 1943 this Authority will be housing approximately 20,500 persons. At the present time, one-half of our tenants are Navy, Army, Marine Corps, or Coast Guard families.

The residents of our various developments have formed themselves into efficient civilian defense teams. With the cooperation of the Office of Civilian Defense, they have been trained in first aid, evacuation, Red Cross work, blackouts, and the score of other jobs connected with protection from air raids. The Authority has provided all its developments with buckets of sand, shovels, fire extinguishers, ladders, first-aid kits, axes, and other materials needed in the event of an emergency, while the OCD has loaned two auxiliary gasoline puffers to both Sunnydale and Potrero Terrace.

COMMUNITY ACTIVITIES

The activities of residents in our developments continue to be varied and numerous, including air-raid warden clubs, garden clubs, service wives clubs, participation in music lessons sponsored by "Neighborhood Houses", children's puppet construction, dramatics, weaving, and many other interesting groups and studies. The San Francisco Recreation Department has three full-time directors and one part-time craft director at our developments. Other recreation directors stationed on playgrounds adjacent to the projects also serve our tenants and further expansion of recreation leadership is being sought by the San Francisco Recreation Commission. The San Francisco Health Department maintains a well-baby conference serving Sunnydale and Potrero Terrace and is studying plans for extension of these facilities to the new war housing projects under construction. The San Francisco Board of Education now operates a kindergarten and first-grade school in the Sunnydale Administration Building and is preparing plans for the construction of schools to meet the needs of children housed in the new war projects.

Medical centers and infirmary will be maintained at each dormitory project, while the facilities of the California Physicians' Service will be extended to the residents of all the new war housing. These facilities will include medical and hospital care at a small monthly fee. Plans for operation of Child Service Centers by the San Francisco Board of Education are also programmed. These will provide nursery-school care for about 450 children of war-worker mothers.

Tenants' victory gardens are springing up through our developments wherever there is any vacant land suitable for growing vegetables. The Sunnydale Garden Club, through the cooperation of the Park Commission, has secured a large piece of ground in McLaren Park adjoining the development which they have cleared and subdivided, thereby creating one of the largest and most successful victory garden programs in San Francisco.





Sunshine at Valencia Gardens

LEGAL AND FINANCIAL

Except for a substitution of Public No. 671 Contracts for our existing USHA Loan Contracts on the developments in our low-rent program, there have been no major legal changes since the date of our last Annual Report. We have also signed agency agreements with the Government for construction of the War Housing Projects listed elsewhere in this report.

Routine legal work for land titles and the minor necessities of operation have been carried out successfully.

On June 30, 1943, when both Valencia Gardens and Westside Court are fully occupied, the development period for all the existing permanent projects will be brought to a close and from that time their operation will be financed by income. On account of the improved incomes of families in residence, it is not anticipated that any subsidy or "annual contribution" from the Federal Government will be required—in fact, it is highly probable that all operating costs will be earned as well as a substantial amount made for payment to the City Treasury in lieu of taxes.

In February of this year, we refinanced on twelve-month notes in the amount of \$8,500,000.00. The new annual interest rate is .77% as compared to .88% which we paid last year. We will save \$149,000.00 on interest charges by selling these short-termed notes rather than financing with FPHA. In March of this year, we split our "Loans and Annual Contributions Contract" into two parts, one to include the completed low-rent developments in the sum of \$8,236,000.00, and the second, with an estimated total of \$6,649,000.00 for completion, to include the remainder of our low-rent program that is to be built after the war.

Our financial obligation for War Housing is of a supervisory nature with no direct accounting in our office except for administrative and future operation. The entire staff employed, both on construction, management, and central office, has risen from 72 at April 18, 1942, to a new total of 117 in April, 1943, and there will necessarily be further increase during the coming year.

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

BALANCE SHEET AS OF MARCH 31, 1943

Contract Nos. HApH-1146 and 1147

ASSETS

Statuary
Project TotalsCash
Development Fund No. 1
Development Fund No. 2
Cash on Hand—Petty Cash\$ 231,944.77
\$ 765.00
\$ 232,729.77
\$ 64,917.88

Creditor

Bond Subscribers
Tenants' Accounts
Sundry8,153,000.00
1,211.46
16,895.53Investments
Investments6,500.00
8,171,020.99
6,583,025.93Investments
Investments6,500.00
8,140,256.76
6,647,943.81TOTAL CURRENT ASSETS
TOTAL CURRENT ASSETS6,508,194.57
\$ 8,140,256.76

PREPAYMENTS

Insurance
Paint Supplies
Sundry13,631.90
1,306.38
118.98

TOTAL PREPAYMENTS

15,057.26

FIXED ASSETS

Development Costs
Incomplete Contracts7,095,545.04
140,241.20

TOTAL FIXED ASSETS

7,235,786.24
\$ 7,235,786.24

TOTAL ASSETS

\$ 15,661,094.26

LIABILITIES

Statuary
Project TotalsCreditor
Creditor
Creditor1,1.1,1.2,1.3
1,4,1.8
1,15,1,16

Total

CURRENT ASSETS

CREDITOR

NOTES PAYABLE

ACCOUNTS PAYABLE

INTERIM NOTES ISSUED—OTHER

ACCURAL ACCOUNTS

INTEREST—OTHER

PAYMENT IN LIEU OF TAXES

TOTAL LIABILITIES

PREPAID INCOME & DEPOSITS

TENANTS' PREPAID RENTS

TENANTS' SECURITY DEPOSITS

TOTAL PREPAID INCOME & DEPOSITS

FIXED LIABILITIES

BOND SUBSCRIPTIONS

SERIES "B" BONDS

CONTRACT AWARDS

TOTAL FIXED LIABILITIES

RESERVES

REPAIRS, MAINTENANCE AND
REPLACEMENTS

VACANCY & COLLECTION LOSSES

TOTAL RESERVES

SURPLUS

TOTAL LIABILITIES

\$ 15,661,094.26

\$ 23,691,066.32

\$ 8,029,972.06

\$ 83,691,066.32

\$ 15,661,094.26

\$ 8,029,972.06

\$ 15,661,094.26

\$ 8,029,972.06

\$ 23,691,066.32

\$ 83,691,066.32



RECOMMENDATIONS

The change from low-rent to war housing, the increase of our program by addition of 5,500 temporary dwelling units and the demands for super-speed in all operations have taxed the capacities of the Housing Authority to the utmost during the past year.

Looking forward to the victorious peace, the Authority is keeping before it the general objective of making San Francisco a better place for living. Although the present shortage of housing prevents the elimination of substandard dwellings and even compels the erection of temporary shelter of questionable standards, our long range objectives must still be remembered and maintained.

Our Commission recommends that:

For the duration, housing inspection facilities of the Health Department be kept adequate for strict enforcement of housing and sanitary laws when the pressure of necessity is removed.

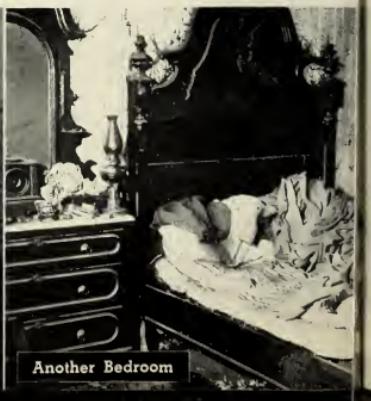
The Health Department, the Board of Education and the Recreation Commission be encouraged to continue and extend their activities in providing services to our projects, to the end that the residents and the projects themselves be integral of the city as a whole.

The City Planning Commission be given continuing support and resources to plan for a post-war program and a complete master plan.

Enabling legislation be fostered to authorize public acquisition of blighted areas for reconstruction by private enterprise or for public use as the city plan requires.

Temporary war dwellings be demolished and removed as soon as possible after the war.

Full use be made of the opportunities offered by Federal assembly of war housing sites for improvement of street patterns and future subdivisions.



SAN FRANCISCO'S PUBLIC HOUSING PROGRAM

| | Total Land Cost | Area in Acres | % Coverage of Site | Dwelling Units | Construction Cost |
|--|---|---------------|--------------------|----------------|---------------------------------------|
| PERMANENT DEVELOPMENTS | | | | | |
| HOLLY COURTS | \$ 68,390.00 (Arthur Brown, Jr.)* | 2.68 | 36.60 | 118 | \$ 387,667.01 (Barrett & Hilp)** |
| POTRERO TERRACE | 95,257.26 (Frederick H. Meyer, John Bakewell, Jr., Warren C. Perry)* | 17.16 | 13.10 | 469 | 1,578,345.52 (Meyer Constr. Co.)** |
| SUNNYDALE | 77,094.12 (Albert F. Roller, Roland I. Stringham)* | 43.83 | 16.08 | 772 | 2,225,541.64 (Barrett & Hilp)** |
| VALENCIA GARDENS | 230,422.50 (Harry A. Thomsen, Jr., William Wilson Wurster)* | 4.96 | 26.95 | 216 | 842,534.26 (Meyer Constr. Co.)** |
| BERNAL DWELLINGS | 228,403.40 (William G. Merchant, Clarence A. Tantau)* | 4.47 | 31.30 | 201 | 699,182.00† |
| WESTSIDE COURT | 172,273.20 (Lester W. Hurd, James H. Mitchell)* | 2.604 | 29.2 | 136 | 605,305.00† (Carriico & Gautier)** |
| DE HARO PLAZA | 54,511.12 (Douglas Dacre Stone, Charles E. J. Rogers)* | 4.822 | 27.5 | 135 | 495,000.00† |
| HUNTER'S VIEW | 29,275.00 (Timothy L. Pflueger, Lewis P. Hobart)* | 22.78 | 12.1 | 150 | 536,250.00† |
| NORTH BEACH PLACE | 299,000.34 (Henry H. Gutterson, Ernest Born)* | 4.602 | 27.77 | 226 | 730,700.00† |
| PING YUEN | 380,800.00 (Mark Daniels, Henry T. Howard)* | 2.617 | 32.5 | 231 | 845,600.00† |
| GLEN CRAGS | 29,604.78 (W. D. Peugh, Edward B. Page)* | 29.06 | 12.88 | 171 | 728,100.00† |
| TEMPORARY WAR HOUSING | | | | | |
| NAVY POINT WAR DORMITORIES | 40,000.00† (Louis P. Hobart)* | 12.808 | ..... | 500 | 451,000.00† (Barrett & Hilp)** |
| MIDDLE POINT WAR DWELLINGS | 29,000.00 (Timothy L. Pflueger)* | 27.10 | ..... | 496 | 1,030,688.00† (McDonald & Kahn)** |
| RIDGE POINT WAR DWELLINGS | (Wm. Clement Ambrose, Eldridge T. Spencer)* | 117.9298 | ..... | 2,000 | 4,000,000.00† |
| CANDLESTICK COVE WAR DWELLINGS | (Hervey Parke Clark, Francis E. Lloyd)* | 102.04 | ..... | 944 | 1,900,000.00† |
| DOUBLE ROCK POINT WAR DWELLINGS | (Hervey Parke Clark, Francis E. Lloyd)* | 39.1263 | ..... | 552 | 1,100,000.00† |
| HARBOR SLOPE WAR DORMITORIES | (G. Geoffrey Bangs, Howard Moise)* | 18.338 | ..... | 504 | 450,000.00† |
| SOUTH GATE WAR DORMITORIES | (W. P. Day, H. M. Michelsen)* | 9.69 | ..... | 496 | 450,000.00† |

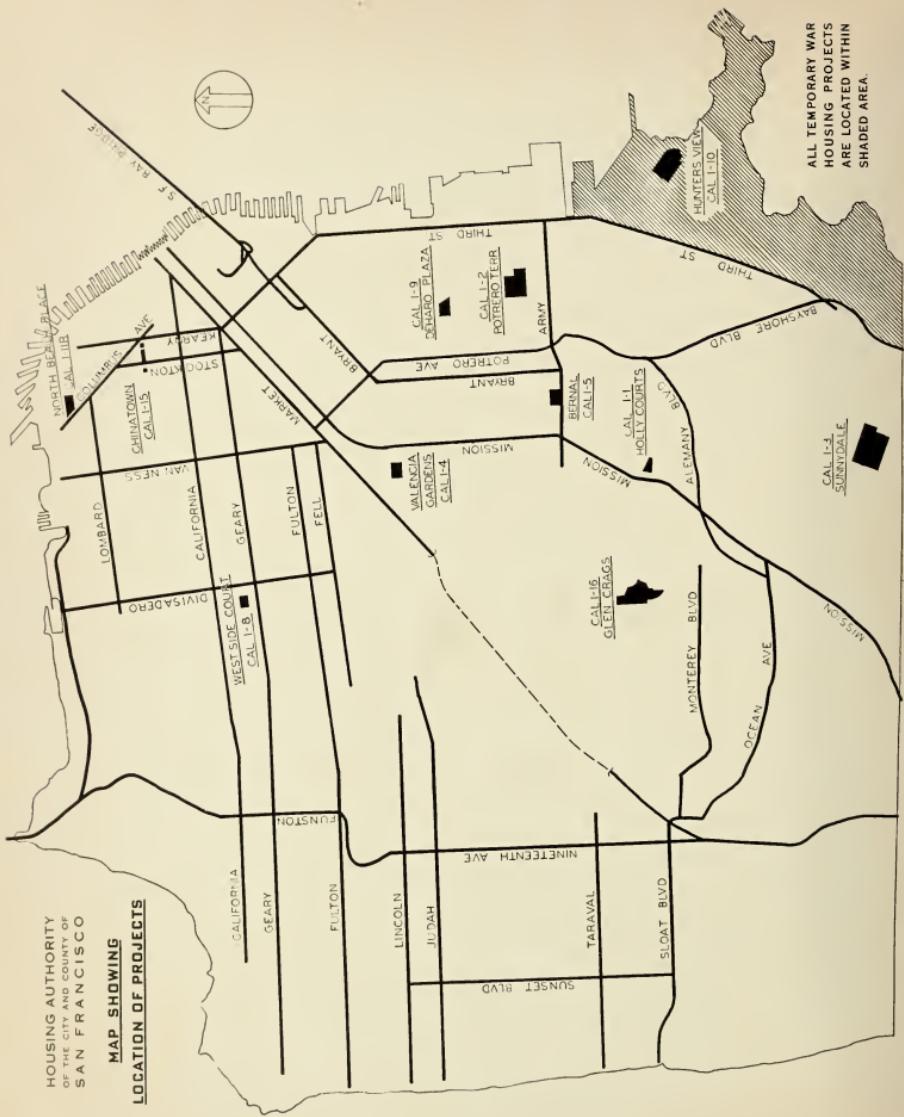
* Architects.

** Contractors.

† Estimate.

MAP SHOWING
LOCATION OF PROJECTS

**HOUSING AUTHORITY
OF THE CITY AND COUNTY OF
SAN FRANCISCO**







Sixth ANNUAL REPORT

3 17 3



HOUSING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO

HUNTERS POINT BEACON

Volume One

San Francisco, California

September 1, 1941

Number 1

PUBLISHED BI-MONTHLY BY AND FOR THE RESIDENTS OF HUNTER'S POINT.

Flores  Press

THOUSANDS COMING TO HUNTER'S POINT

The Hunter's Point Beacon

Lights Up!

HELLO — HUNTER'S POINT

The Hunters Point Beach
is just the old Spanish
called our newspaper
one of the Point's
Spanish settlers. They
their way of saying

It is more likely minds because of the And that job, is to keep informed and therefore

We're Californians too. That is an unbeatable combination of life.

And now that we ARE California, the well worn saying, "It's just as pleasant as possible under the circumstances." Just as the Spaniards were pioneers to us, so are we. And wouldn't the eyes of San Aguirre, the first Spaniard here, pop if he could see his La Punta Aviadero different set-up, with its rows and rows of dormitories, housing hundreds of men, who Indian strayed before. The Beacon will flash information of various sorts to us from time. It will flash news of interests about the Dons at Navy Point to the families living at Middle Point another way round too. It will keep us "in the know" a progress at Ridge Point, Candle Stick Cove, Douglas



"Despite war economies in building, Hunter's Point will still be an American community of the best and with the highest standards in the world."—Langdon W. Post, Director, Federal Public Housing Authority, Region X.

A clipping from the Alta California, published in 1849, and first issue of the Hunter's Point Beacon, 1943.

FIRST FLAG RAISE AT MIDDLE POIN

Mr. Fred Rosskamp feels along with all other good Americans that the colors should be kept flying. The Middle Point flag pole, without a flag worried him. The other day he organized a flag raising committee, and with the proper ceremony the first flag was raised.

time will not be "awastin" for Hunters Point housewives, running hither and yon to do the day shopping.

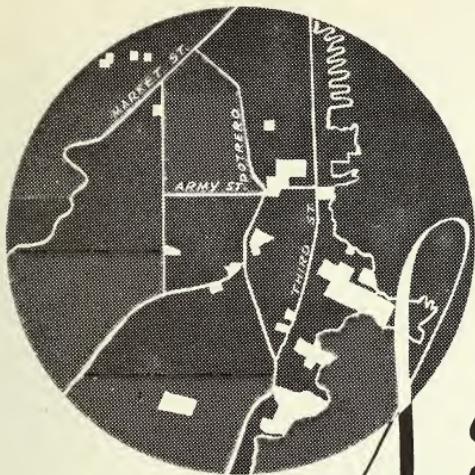
A complete shopping center will be opened at Ridge Point in the near future. Ridge Point is centrally

HOUSING UNITS TO

HAVE FURNITURE

furniture and \$500 water heat will be installed among o

things in the new dwelling up at Hunter's Point. Each apartment will contain basic furniture consisting of beds, dining room tables and chairs, the number of furniture items depending upon the size of the dwelling. There will be one, two and three room units.



1944

Sixth ANNUAL REPORT

HOUSING AUTHORITY

... of the ...

CITY AND COUNTY OF SAN FRANCISCO

(Established April 18, 1938)

Price: Twenty-Five Cents

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

525 Market Street, San Francisco, California



ROGER D. LAPHAM

Mayor of San Francisco

HOUSING AUTHORITY
OF THE

CITY AND COUNTY OF SAN FRANCISCO

525 MARKET STREET
SAN FRANCISCO, CALIFORNIA

April 18, 1944.

COMMISSIONERS

E. N. AYER, CHAIRMAN

W. F. CORDES

MRS. KATHARINE M. GRAY

TIMOTHY A. REARDON

JOHN L. SPALDING

JOHN W. BEARD
EXECUTIVE DIRECTOR

WILLIAM A. O'BRIEN
COUNSEL

TELEPHONE YUKON 1661

To the Honorable Roger D. Lapham, Mayor
and the Honorable Board of Supervisors
City and County of San Francisco
San Francisco, California

Sirs:

In conformity with the provisions of Section 22 of the "Housing Authorities Law" of the State of California, this Authority is herewith submitting its Sixth Annual Report for the year ending April 17, 1944.

The past year has been the greatest period of expansion in the history of the Authority. Thousands of in-migrant war workers employed by the United States Naval Drydocks at Hunter's Point have been housed and many additional thousands will be housed by this Authority during the forthcoming year. The twenty-four projects now completed or programmed will accommodate more than 30,000 persons, or a population equal to that of the city of San Mateo.

It is the desire of this Authority to meet the urgent wartime demands of the United States Navy and to discharge these heavy wartime responsibilities with credit to the City and County of San Francisco.

The substantial accomplishments of the past twelve months have been made possible by the energetic collaboration of all city officials and departments under your leadership.

Sincerely yours,

E. N. Ayer
Chairman



WILLIAM F. CORDES, *Vice Chairman*

Mr. Cordes was appointed a Commissioner April 28, 1942. A native of San Francisco, Mr. Cordes operated a furniture business before the 1906 fire, and since then has built and operated a number of downtown buildings.

Commissioner Cordes was a founder of one of the largest Bay Area milk companies, and for years has been interested in dairying. In addition to his San Francisco business, he owns and manages a 400-acre farm near Stockton. Mr. Cordes is a member of the San Francisco Real Estate Board.



TIMOTHY A. REARDON

Commissioner Reardon, first appointed to the Authority in 1941, was subsequently reappointed on March 31, 1942, for a full term of four years. Commissioner Reardon has had a long career in the labor movement as a representative of the Bay Cities Metal Trades Council.

Mr. Reardon has held City and State appointments under three mayors and three governors—as Play-ground Commissioner, Superintendent of Buildings, Chairman of the Board of Public Works of San Francisco for 18 years, Highway Commissioner five years, State Industrial Accident Commissioner and Industrial Relations Commissioner.



E. N. AYER, *Chairman*

A pioneer member of this Authority, Mr. Ayer was first appointed a commissioner on October 25, 1939, and was subsequently reappointed for a full term of four years on April 1, 1943.

Mr. Ayer is chairman of the Commission of the Housing Authority of the City and County of San Francisco. He has been active in the operation of large apartment dwellings for more than fifteen years, as Secretary-General Manager of a large realty company. He is also a member for 1943 of the San Francisco Employers' Council.



KATHARINE M. GRAY

Commissioner Gray was appointed to the Authority on September 13, 1943. Mrs. Gray evinced an early interest in public housing and helped furnish the first model demonstration apartment at Holly Courts in 1940.

She is a member of the San Francisco Housing and Planning Association and a member of the California Housing and Planning Association. Mrs. Gray is Secretary of the Women's Board of the San Francisco Art Museum, a member of the San Francisco War Chest, and a Vice Chairman of the Nurses Aid Corps of the Red Cross.



JOHN L. SPALDING

Commissioner Spalding was appointed to the Authority on September 17, 1943. He is Financial Secretary and Business Representative of the Journeyman Plumbers and Gas Fitters Local 442, and was formerly Vice President of the California State Federation of Labor.

Mr. Spalding took a leading part in passage of state legislation for low rent housing and helped draft the first resolution creating the San Francisco Housing Authority. Commissioner Spalding is a director of the San Francisco Housing and Planning Association, a member of the California Housing and Planning Association, and the Postwar Committee of the National Association of Housing Officials.

STAFF

WILLIAM A. O'BRIEN
Chief Counsel

RUSSELL C. WESTOVER, JR.
Assistant Executive Director
Chief, Administrative Division

WILLIAM H. MORRISON
Assistant Treasurer
Chief, Accounting Division

JOHN S. BOLES
Chief, Technical Division

MISS DOROTHY HELLER
Chief, Tenant Services Division

JOHN W. BEARD
Executive Director; Secretary-Treasurer



JOHN W. BEARD
Secretary-Executive Director

HISTORY



Congress passed the United States Housing Act, to provide decent homes for families of low income and for the elimination of slums. Japs bombed the Panay.



California passed State Housing Act. April 18th, the Mayor appointed first commissioners to the Housing Authority for the City and County of San Francisco. Munich.



Construction started on 2,885 low-rent homes. Germany invaded Poland.



Holly Courts completed, first public housing development in the West. Dunkirk.



Potrero Terrace and Sunnydale, housing 1,241 low-income families, opened. Russia invaded.



Peacetime building shelved; construction of two permanent projects rushed for war workers. Low-rent housing became war housing. Japs turned back at Coral Sea and at Midway.



Construction completed on Valencia Gardens and Westside Courts. U. S. Navy launched national labor recruiting drive for Hunter's Point Naval Drydocks. December, first temporary war housing allocated San Francisco.



Each house in the charts below represents 100 dwelling units. They graphically illustrate the size of the job accomplished last year as compared with former years in the Housing Authority's building activities. The houses shown in this chart represent both permanent and temporary housing.

1940-41



1941-42



1942-43



1943-44



The chart below indicates the temporary war housing now under construction or programmed for the coming year.

1944-45





Left: Lone Sentinel of the past and a Hunter's Point landmark, long familiar to San Francisco, stands this old castle. Built in 1860 by the pioneer Bernal family.

Front Cover Legend: The cover photograph, also reproduced below, shows Double Rock War Dwellings, which house 552 families, with portions of Ridge Point's 2,000 war homes in background.

Insert photograph on cover is actual camera shot of last minutes of sinking Japanese cruiser, taken through periscope of U. S. Submarine ——.

A YEAR OF ACCOMPLISHMENT

The Housing Authority of the City and County of San Francisco was originally created to provide decent, safe and sanitary homes for persons of low income and to demolish, clear and remove buildings from blighted areas within the city.

At present, the Authority's resources and energies are directed to provide temporary homes of sound and safe construction for the thousands of in-migrant war workers who have been rushed to San Francisco in the greatest mass migration since '49.

San Francisco's port facilities have been expanded to dock, repair, build and provision the cargo vessels of the allied countries of the world and the battle fleets of the Pacific. Today San Francisco Bay Area is the largest ship building and ship repair center in the world.

This is truly a war-swollen city. Many fine

homes and stores have been converted to house-keeping rooms or apartments to house the thousands of war workers who must live close to their jobs. Many thousands of modest new homes and apartments have been built, and many thousands more must be built to meet the ever-increasing demand for more homes for more war workers. Private industry and government together are meeting this demand on schedule.

The Hunter's Point Naval Drydocks was built to repair and drydock naval fleet units. This

naval base is located within the city and county lines of San Francisco. These drydocks handle and repair the largest ships afloat. After December 7th, the Navy immediately ordered the expansion of these facilities to repair war-damaged ships.

In 1943, 2,000 workers were employed at





"The one fundamental mission of the naval shore establishment is to support the fleet. Housing is an integral part of this shore establishment, and the availability of housing, with attendant community and recreational services, is one of the foremost factors in determining the Navy's ability to do its job of getting fighting ships back to the front in the least possible time."

—CAPTAIN N. L. RAWLINGS, Officer-in-charge
U. S. Naval Drydocks at Hunter's Point.

the Hunter's Point yard. Today more than 10,000 have been employed; by 1945, over 20,000 men and women workers will be so employed within the Yard. The Housing Authority has provided these dwellings for civilian naval yard employees. So long as there is a need, the Authority will continue to build these homes.

Coincident, therefore, with the expansion of the Naval Yard, this Authority built and is building adjacent to the Yard, but within the city and county of San Francisco, duration homes for 20,000 persons. Hunter's Point is now a model temporary city within a city. In one year temporary housing was completed to fill the immediate need. Today six large war housing projects have been completed, furnished and occupied. Twelve more are either under construction or will be completed within the current year.

The present program is constantly increasing. It provides 5,232 temporary homes for families, 2,500 dormitory accommodations for single men and women, 1,000 family trailers, and 1,741 permanent dwellings—total accommodations for 10,473 war workers and their families. Thirty thousand persons will live comfortably in dwellings provided by this Authority, adjacent to their jobs.

Homes alone are not sufficient for even minimum American standards. Auxiliary structures to care for the daily needs and social life of workers and for the protection

of their wives and children have been completed. The figures are impressive. This Authority has built and will complete within the year fourteen day nurseries for children of working mothers, eight recreation and community centers and play-fields, an eighteen-bed infirmary, twelve management and maintenance buildings, three cafeterias, a large commercial center including grocery stores,

The first tenant family at Hunter's Point, Mr. and Mrs. Burton W. Corbin, greeted by Commissioner Katharine M. Gray at dedication ceremonies, October 24, 1943.





Above—Navy Point War Dormitories, first of five dormitory projects, that will total 2,500 beds. This is the largest hotel type operation in San Francisco. In the foreground is the management office, with the cafeteria and recrea-

tion building in the background. These facilities are also found in the other two completed projects, Harbor Slope and South Gate. To the left of the Navy Point management building is an 18-bed infirmary.

meat markets, a drug store, a department store, a barber shop, a beauty shop, a shoe repair shop, laundry and cleaning service. A large gymnasium and a much needed theatre are soon to be erected. Hunter's Point is truly a city within a city.

All of this has been accomplished during the year despite serious shortages of the most common building materials, as well as acute short-

ages of the more critical metal materials. San Francisco is an area of severe manpower scarcity. Despite these obstacles, the building program has proceeded smoothly, efficiently and expeditiously. This has been a year of accomplishment for this Authority.

The Navy, in cooperation with the United States Employment Service, recruited the workers from every section of the United States. Many brought

Right—The grassy slopes of Middle Point before construction started, and below, a portion of Middle Point as it is today. The two photographs illustrate the marked progress accomplished in a few months. Middle Point War Dwellings opened in April, 1943, the first of eleven projects for families. Each building houses eight families, and apartments vary in size from one to three bedrooms, plus kitchen, living room and bath.



Situated within easy walking distance of the Navy Yard, the development continues a favorite, and Middle Point Annex, now under construction, will provide "duration" homes for 224 more Navy Yard workers and their families. The San Francisco Board of Education, with FWA funds, is building a new temporary school adjacent to this project.





Candlestick Cove, the second largest development, shelters 944 families—a village of 3,000 persons, living in two, three and four rooms, eight apartments to each building. Stoves, refrigerators and essential furnishings are provided the tenants.

The community center includes large recreation halls, a game room, management and maintenance departments, auditorium, two child care centers, and a large grocery and meat market. Directly behind the recreation facilities is a well-equipped and large playfield.

This project, with its associated facilities necessary to

wartime life, is typical of other temporary war housing developments in the Hunter's Point area.

Workers are transported by Navy Yard buses and regular bus lines that operate between the project and the Mission district.

As grass, shrubs and trees take hold, Candlestick begins to blossom forth as one of the most attractive war housing developments anywhere.

Many of its inhabitants are permanent Navy Yard supervisors and foremen who plan on making their homes in San Francisco permanently.

only the barest of necessities. Their temporary new homes required beds, mattresses, sheets, linens, pillows, chairs, tables, stoves and other modest furnishings. More than 30,000 pieces of furniture were ordered, stored and installed in the homes by this Authority.

San Francisco, before the war, had a large Japanese population living within that portion of the city known as the Western Addition or Japtown. As a defense measure, the United States Army moved these Japanese to the interior, leaving vacant hundreds of dwellings, many deteriorated, unsafe and dilapidated.

War workers and their families moved to these quarters and soon added overcrowding to the other serious substandard conditions existing in the area. Finally, the Health Department was forced to exercise its police functions by evicting these tenants. The Housing Authority was called upon to rehouse these workers and thereby make

Below—Candlestick Cove, 1942.



possible the demolition of the condemned buildings. The Federal Government cooperated.

Two hundred forty temporary family dwellings to rehouse these evicted families are under construction. One hundred forty will be rehoused within the area, thereby utilizing the advantages of existing streets and public utilities. One hundred other units are under construction on a site owned by this Authority in the proximity of large war industries. Completion is anticipated in July. San Francisco will not tolerate substandard unsanitary housing conditions of this type. Even in wartime the Housing Authority of San Francisco continues the task for which it was originally created.

The City Departments of the Municipal Government have moved swiftly to expand their facilities to educate the children of these war workers and to provide recreation, health, nursery schools,

police and fire protection in these newly created suburban districts.

Temporary war housing is financed by the Federal Government under the provision of the Lanham Act. The properties are owned by the United States of America, but are built and operated by this Authority as federal agent under a development and lease agreement. The Lanham Act provides that temporary buildings must be removed within two years after the end of the war emergency.

The Housing Authority will promote those steps necessary to assure the City and County of San Francisco of the early and orderly removal of all temporary war housing at the conclusion of the war and will thereafter fulfill its contracts with the Federal Government by completing construction of six permanent projects totalling 1,241 units, deferred by the Government for the duration, to provide decent, safe and sanitary homes for persons of low income as provided by law.

COMMUNITY FACILITIES

Apart from the construction of actual dwellings at Hunter's Point, this Authority has also undertaken an extensive program to provide community facilities.

These include seven recreation centers, one at each project; health centers at Middle Point, Candlestick Cove and Double Rock; five child care centers, and a kindergarten and first-grade school; four schools, one at Candlestick Cove and three at Ridge Point.

An 18-bed infirmary with the latest streamlined equipment, was opened at Navy Point last October and is operated by the U. S. Public Health Service.

The San Francisco Library Commission is supplying books for the library at the Navy Point dormitories and the A.W.V.S. will operate a mobile library unit at the Point. Three cafeterias were built during the year and now serve approximately 3,000 meals a day. A semi-monthly newspaper for the tenants has now reached a circulation of 5,000 copies.

Boy Scout Troops and Camp Fire Girls have been organized at Hunter's Point.

For the purpose of providing a full, well-rounded program of community activities for the tenants, the services of the following other public and private agencies have been obtained: San Francisco Department of Health, American Red Cross, San Francisco Department of Recreation, San Francisco Department of Education, American Women's Voluntary Services, the Catholic Parish Priest, the San Francisco Council of Churches, and the Community Chest.

Each of these agencies brings to the community its program of health, education, recreation and religion.

The San Francisco Police Department extends its protection to Navy Yard workers and has established new police beats at Hunter's Point, provided radio car details, and trained special officers for the dormitory projects.

The San Francisco Fire Department chiefs have frequently inspected projects and advised the Authority on fire protection. Auxiliary fire pumps are stationed at each project.

SAN FRANCISCO'S PUBLIC HOUSING PROGRAM

TEMPORARY WAR HOUSING

| | Total Land Cost | Area in Acres | Dwelling Units | Estimated Construction Cost |
|---|------------------------------------|---------------|----------------|-----------------------------|
| Navy Point War Dormitories..... | \$ 36,700 | 12.808 | 500 | \$ 481,701 |
| Middle Point War Dwellings..... | 28,985 | 27.1 | 496 | 1,048,000 |
| Ridge Point War Dwellings..... | 286,314 | 117.9298 | 2,000 | 3,556,000 |
| Candlestick Cove War Dwellings..... | ..... | 102.04 | 944 | 1,465,000 |
| Double Rock War Dwellings..... | ..... | 39.1263 | 552 | 774,098 |
| Harbor Slope War Dormitories..... | 24,051 | 18.338 | 504 | 297,256 |
| South Gate War Dormitories..... | 42,124 | 9.69 | 496 | 281,385 |
| Sutter Court | } Golden Gate Court } Eddy Court } | | | |
| Golden Gate Court } War Dwellings..... | | 3.247 | 140 | 259,704 |
| Eddy Court } | | | | |
| Wisconsin War Dwellings..... | ..... | 30.00 | 520 | 995,300 |
| Carolina War Dwellings..... | ..... | 4.75 | 100 | 224,977 |
| Double Rock Annex War Dwellings..... | ..... | 9.727 | 256 | 426,421 |
| Middle Point Annex War Dwellings..... | ..... | 9.9 | 224 | 432,250 |
| Navy Point War Dormitories Annex..... | ..... | 17.68 | 696 | 446,337 |
| South Gate War Dormitories Annex..... | ..... | 3.75 | 304 | 164,485 |
| Oakdale War Trailer Courts..... | ..... | 32.37 | 575 | 266,800 |
| Islais Creek War Trailer Courts..... | ..... | 10.42 | 200 | 93,540 |
| Alemany War Trailer Courts (North)..... | ..... | 5.48 | 75 | 34,800 |
| Alemany War Trailer Courts (South)..... | ..... | 8.17 | 150 | 69,000 |
| Total | \$418,174 | 462.5261 | 8,732 | \$11,317,054 |

PERMANENT DEVELOPMENTS

| | Total Land Cost | Area in Acres | Dwelling Units | Construction Cost |
|------------------------|-----------------|---------------|----------------|-------------------|
| Holly Courts | \$ 68,390.00 | 2.68 | 118 | \$ 474,401.14 |
| Potrero Terrace | 95,257.26 | 17.16 | 469 | 1,811,801.89 |
| Sunnydale | 77,094.12 | 48.83 | 772 | 2,627,556.33 |
| Valencia Gardens | 230,422.50 | 4.96 | 246 | 996,851.47 |
| Westside Court | 172,273.20 | 2.604 | 136 | 695,327.25 |
| Total | \$643,437.08 | 76.234 | 1,741 | \$6,605,938.08 |



In homes like these live families like these. Shelter is not enough. The San Francisco Housing Authority, in cooperation with various city agencies, provides insofar as possible the same community life they lived "back home."

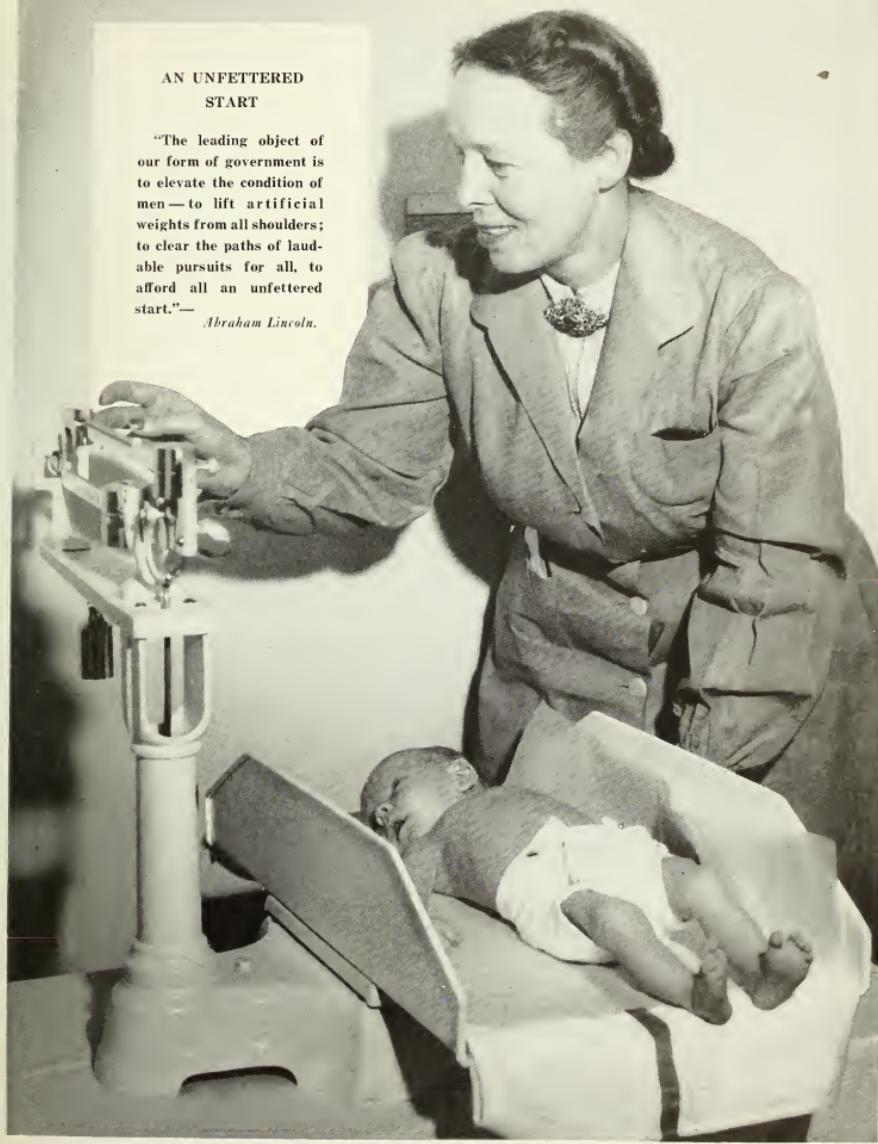
On Sundays, church and Sunday school; on week days, schools, child care centers and Well Baby clinics, recreation in the community buildings both day and night are provided. Red Cross work and social activities do a lot for that void that often comes to a family away from home.



AN UNFETTERED
START

"The leading object of our form of government is to elevate the condition of men — to lift artificial weights from all shoulders; to clear the paths of laudable pursuits for all, to afford all an unfettered start." —

Abraham Lincoln.





Man cannot work with all his energies un-
and mental, as well as phy-



wants of his family are heeded—spiritual uses alone is not enough.





The first duty of a nation is to its people's health. City departments, such as the San Francisco Recreation, Health, Board of Education, Police and Fire Departments, as well as the U. S. Public Health Service, cooperate with the Housing Authority to provide for a better way of life. Here are a few scenes typical of services afforded war workers and their families at Hunter's Point.



Valencia Gardens—acclaimed by the Museum of Modern Art, New York, as "outstanding among modern housing schemes for its easy livability and the logic of its site plan."

PERMANENT DEVELOPMENTS

San Francisco may be justly proud of the Housing Authority's five permanent developments. Three — Holly Courts, Potrero Terrace and Sunnydale, were built before the war; two — Valencia Gardens and Westside Courts, were completed in 1943. Construction of other proposed permanent projects has been postponed for the duration.

Despite the scarcity of materials, the War Production Board recognized the need for additional housing in San Francisco and granted the Authority preference ratings so that these two projects, already well advanced in construction, could be completed.

These two developments are three-story apartment type living accommodations. Like the three projects which preceded them, they aroused opposition by some groups, but are now generally recognized as a settled portion of their neighborhoods, a stabilizing influence on adjoining property values and a sound community asset.

Valencia Gardens, for instance, has been acclaimed as an example of "city living" on

a low-rent basis. One national magazine has referred to it as "one of the true architectural expressions of our time—a set of buildings humbly conceived in the idea that human beings are human, and deserve a dignified human environment in which to live." This project consists of 22 buildings, providing decent homes for 246 families.

These five developments now house 1,741 families, or a total of more than 5,000 persons. Although originally built as homes for low-income families, the limitations as to maximum income to qualify for tenancy have been temporarily raised to provide housing for war workers. Nevertheless, there still remain approximately 45 per cent of the low-income group, chiefly families of Army and Navy personnel.

By agreement with the Navy, the Authority recently set aside 100 units at Sunnydale to house families of Naval combat personnel, temporarily returned to San Francisco, thereby enabling service men from the war fronts to enjoy again a reunion with their families.





Above—Sunnydale, largest of the permanent San Francisco projects, is home for 772 families. Here in Visitacion Valley bordering McLaren Park, are found in Metropolitan San Francisco many of the advantages of suburban living. Well-kept lawns, shrubs and flowers, all maintained by residents, demonstrate a pride in home and community. This development covers some 48 acres.

Below—Potrero Terrace, second development undertaken by the Housing Authority, has an unrivaled view of San Francisco Bay, and enjoys the finest climate in the city. The 469 families now resident at Potrero Terrace will soon welcome newcomers to adjacent Wisconsin War Dwellings now under construction.





Above—Westside Courts, last of the five permanent developments to be built, provides homes for 136 families. A slum-clearance project, its utility and beauty enhances the neighborhood. This is the only project initially tenanted by civilian war workers.

Below—Holly Courts, opened in June 1940, oldest development in the West, still houses many of the 118 families who were first tenants. Rental income to date, \$112,788.64. Rental losses, zero.



RECREATIONAL FACILITIES - Permanent Projects

Recreational facilities are provided all residents in permanent projects, either on the developments themselves or in the immediate neighborhoods.

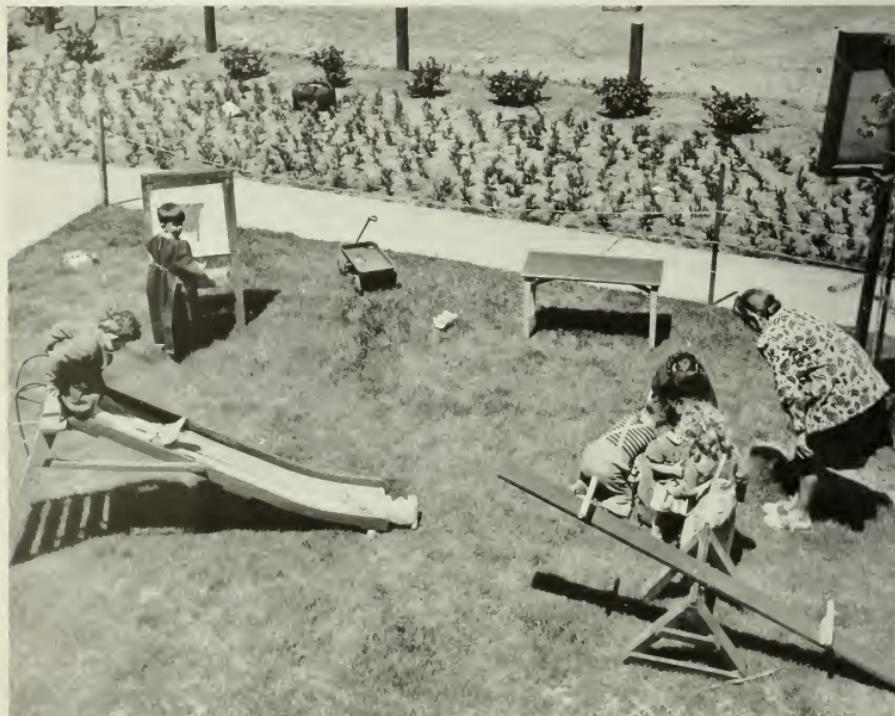
Sunnydale, for instance, offers a most complete recreational program carried on by the San Francisco Recreation Department. Children's supervised play, 'teen age dances, weaving and sewing are included in this program. The weaving and sewing rooms are fully equipped with looms and sewing machines.

Two pre-school children's programs are carried on by the Golden Gate Kindergarten Association, one a full-day care center and the other a nursery

school operated half days with parent participation. The well baby clinic, which is conducted one day a week at Sunnydale, also serves as office for the nurses at the Health Department.

Holly Courts, Potrero Terrace, Valencia Gardens and Westside Courts have social halls. The hall at Westside Courts has been converted to a full day-care nursery school under direction of the Board of Education, while other halls are frequently in demand for tenant parties, 'teen age dances sponsored by the Recreation Department, and for club and group meetings.

All projects have protected play areas, free from traffic hazards.



PLANS FOR PEACE



NORTH BEACH PLACE, HARD BY FISHERMEN'S WHARF
As conceived by Architects Henry H. Gutterson and Ernest Born.



平園

—PING YUEN—

PACIFIC AVENUE FRONT
OF EAST WING OF
CHUNG PING YUEN
[CENTRAL BUILDING]

MARK DANIELS & HENRY T. HOWARD
ASSOCIATED ARCHITECTS, SAN FRANCISCO

"PING YUEN"—Tranquil Gardens—in the heart of San Francisco's Chinatown, will house 200 families in the world's first Chinese public housing development.

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO
525 MARKET STREET
SAN FRANCISCO, CALIFORNIA

COMMISSIONERS
E. N. AYER, CHAIRMAN
W. F. CORDES
MRS. KATHARINE M. GRAY
TIMOTHY A. REARDON
JOHN L. SPALDING

JOHN W. BEARD
EXECUTIVE DIRECTOR
WILLIAM A. O'BRIEN
COUNSEL
TELEPHONE YUKON 1661

A STATEMENT OF POLICY

The Commission of the Housing Authority of the City and County of San Francisco declares the following to be a general statement of policy:

First: To construct and operate all temporary war housing allocated by the Federal Government to further the war effort.

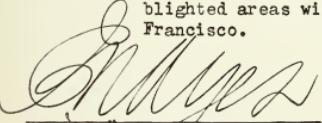
Second: To insist upon an early and orderly removal of all temporary war housing within the City and County of San Francisco at the conclusion of the war.

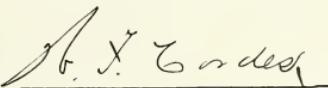
Third: To construct immediately following the war six permanent developments of approximately 1241 dwellings, thereby fulfilling our contractual obligations with the Federal Government.

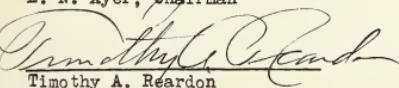
Fourth: To cooperate with private enterprise to acquire and demolish blighted areas and to rebuild such areas.

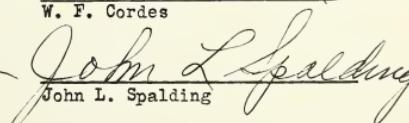
Fifth: To make payments in lieu of taxes to the City and County of San Francisco on all properties owned or operated by this Authority to the fullest extent possible.

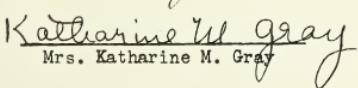
Sixth: To continue to provide decent, safe and sanitary homes to families of low income not otherwise able to afford decent living accommodations, and to demolish, clear and remove buildings from blighted areas within the City and County of San Francisco.


E. N. Ayer, Chairman


W. F. Cordes


Timothy A. Reardon


John L. Spalding


Katharine M. Gray
Mrs. Katharine M. Gray

PAYMENTS IN LIEU OF TAXES

While it is technically true that property acquired by the Federal Government is removed from the taxrolls, in the case of such properties owned or operated by this Authority at least, the City and County of San Francisco will receive large sums "in lieu of taxes."

These payments are purely voluntary in the case of permanent projects, but are mandatory for temporary war housing constructed under the Lanham Act.

On March 28, 1942, the commission executed a contract with the City and County of San Francisco, undertaking to pay a "Service Charge" equal to $2\frac{1}{2}\%$ of the aggregate annual shelter rent, subject to certain limitations. This payment would approximate \$11,415 annually at present rentals.

Subsequently, this Authority agreed to make an additional voluntary payment to the City of $2\frac{1}{2}\%$, or a total of 5%, effective October 1, 1942, thus increasing the payment to \$22,829.

However, in the Fall of 1943, the commission voted unanimously to make payments in lieu of taxes "to the full limit of its ability to pay," and present indications are that payments will be attained this year approximately equal to full taxes.

These voluntary payments will be made possible by increased revenues resulting from conversion of many family dwelling units to war worker occupancy, by low interest rates, and by

achieving operating economies. However, at present about 45 per cent of the occupants in permanent projects are still in the low-income group.

On its five permanent projects alone, the Authority will turn over in excess of \$100,000 to the City for the present fiscal year.

The Authority also owns two income-earning sites in North Beach and Chinatown, and on March 16, 1944, handed the City a check for \$18,392.19, representing the exact equal of taxes the City would receive if the property were privately owned.

Under provisions of the Lanham Act, which requires full payments in lieu of taxes to the local government on temporary war housing, arrangements have been made for payment in the amount of approximately \$100,000 to the City for existing Hunter's Point war housing projects.

With the full cooperation of the FPRA, together with unanimous action by the commission of this Authority, the following payments, based on budget estimates, will be made to the City in lieu of taxes:

| | |
|---|-------------------|
| Temporary war housing | \$100,000.00 |
| Permanent projects | 100,000.00 |
| North Beach and Chinatown im- proved sites | 18,392.19 |
| Total | \$218,392.19* |

*Estimate

FINANCIAL

Short term notes in the amount of \$8,533,000 were renewed in January of this year, at an interest saving of \$15,350 over interest costs of 1943, as a result of a reduction in the interest rate from 0.77% to 0.58%, the lowest attained to date. This low rate reflects the Authority's sound financial standing. These notes provide temporary financing for the permanent projects owned by the Authority for the ensuing twelve months.

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

BALANCE SHEET AS OF MARCH 31, 1944

Contract Nos. HApH-1146 and 1147

ASSETS

| | |
|----------------|-----------------|
| Statutory | Cal. 1,1,2,1-3, |
| Project Totals | 1,4,1,8 |

| | |
|------------------------|--------------|
| Development Fund No. 1 | \$ 15,440.08 |
| Administration Fund | 30,921.05 |
| Development Fund No. 2 | \$ 23,572.81 |

CURRENT ASSETS

CASH ON HAND AND IN BANK

| | |
|------------------------|--------------|
| Development Fund No. 1 | \$ 15,440.08 |
| Administration Fund | 30,921.05 |
| Development Fund No. 2 | \$ 23,572.81 |

RESERVE FUND

| | |
|-----------------------|--------------|
| Reserve Fund | \$ 45,725.86 |
| Security Deposit Fund | 1,332.81 |

PETTY CASH FUND

| | |
|-----------------|-----------|
| Petty Cash Fund | \$ 560.00 |
| Change Fund | 6,150.00 |

PAY ROLL ACCOUNT

| | |
|------------------|---------------|
| Pay Roll Account | \$ 500.00 |
| | \$ 100,629.80 |

ACCOUNTS RECEIVABLE

| | |
|-------------------|-------------|
| Tenants' Accounts | \$ 1,553.61 |
| Sundry | 67,761.58 |

INVESTMENTS

| | |
|-------------|--------------|
| | \$ 69,315.19 |
| Investments | 61,500.00 |

TOTAL CURRENT ASSETS

| | |
|-------------|---------------|
| | \$ 231,444.99 |
| Prepayments | \$ 43,572.81 |

TOTAL FIXED ASSETS

| | |
|-------------------|--------------|
| | \$ 19,868.77 |
| Total Prepayments | \$ 596.65 |

FIXED ASSETS

| | |
|-----------------------|----------------|
| Development Costs | \$ 7,29,375.16 |
| Incompleted Contracts | 3,252.69 |

TOTAL FIXED ASSETS

| | |
|--------------|-----------------|
| | \$ 7,25,627.85 |
| Total Assets | \$ 1,343,223.67 |

LIABILITIES

| | |
|----------------|-------------------|
| Statutory | Cal. 1,1,1,2,1-3, |
| Project Totals | 1,4,1,8 |

CURRENT LIABILITIES

| | |
|---------------------|-------------|
| Accounts Payable | \$ 5,000.00 |
| Contract Retentions | 4,823.07 |
| Sundry | \$ 1,036.76 |

NOTES PAYABLE

| | |
|---------------------|------------------|
| Interim Notes | \$ 10,859.83 |
| Authorized—F.P.H.A. | \$ 88,236,000.00 |
| Interim Notes | \$ 6,582,000.00 |

UNISSUED—F.P.H.A.

| | |
|---------------|-------------------|
| | \$ (6,236,000.00) |
| Interim Notes | \$ (6,582,000.00) |

INTERIM NOTES ISSUED—F.P.H.A.

| | |
|---------------|------|
| | \$ 0 |
| Interim Notes | \$ 0 |

ISSUED—OTHER

| | |
|----------------|------------------|
| | \$ 88,235,000.00 |
| Interest—Other | \$ 1,279,000.00 |

ACCRUED ACCOUNTS PAYABLE IN LIEU OF TAXES

| | |
|---------------------------|--------------|
| | \$ 1,069.00 |
| Payments in Lieu of Taxes | \$ 19,097.85 |

TOTAL CURRENT LIABILITIES

| | |
|---------------------------|------------------|
| | \$ 88,562,957.68 |
| Total Current Liabilities | \$ 81,281,105.76 |

TOTAL RESERVES

| | |
|----------------|------------------|
| | \$ 168,198.59 |
| Total Reserves | \$ 81,387,393.13 |

SURPLUS

| | |
|------------------|------------------|
| | \$ 88,891,341.74 |
| Capital—Donation | \$ 71,259.09 |

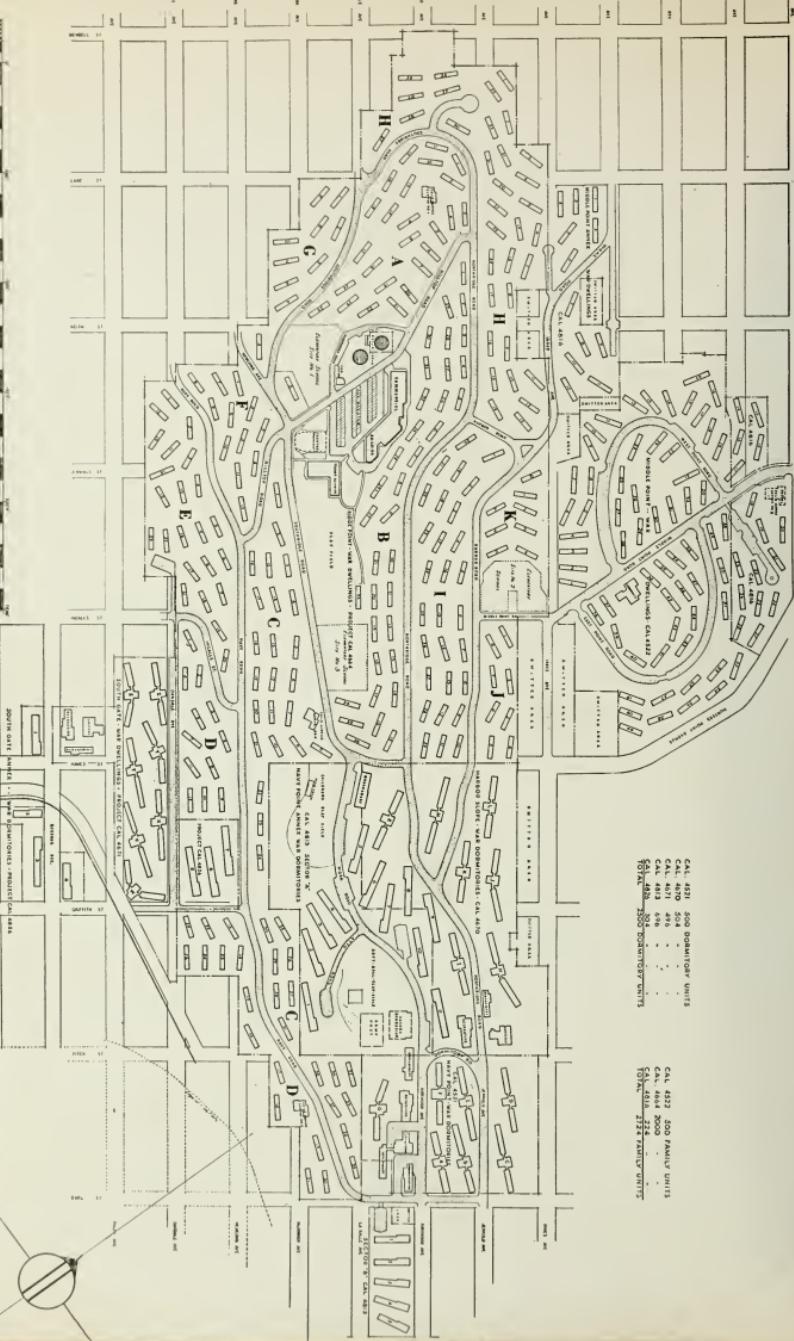
INCOME AND EXPENSE

| | |
|----------|---------------|
| | \$ 105,869.96 |
| Clearing | \$ 34,610.37 |

TOTAL LIABILITIES

| | |
|-------------------|------------------|
| | \$ 88,891,941.61 |
| Total Liabilities | \$ 88,891,341.74 |

WAR HOUSING PROJECTS • HUNTERS POINT AREA • HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO



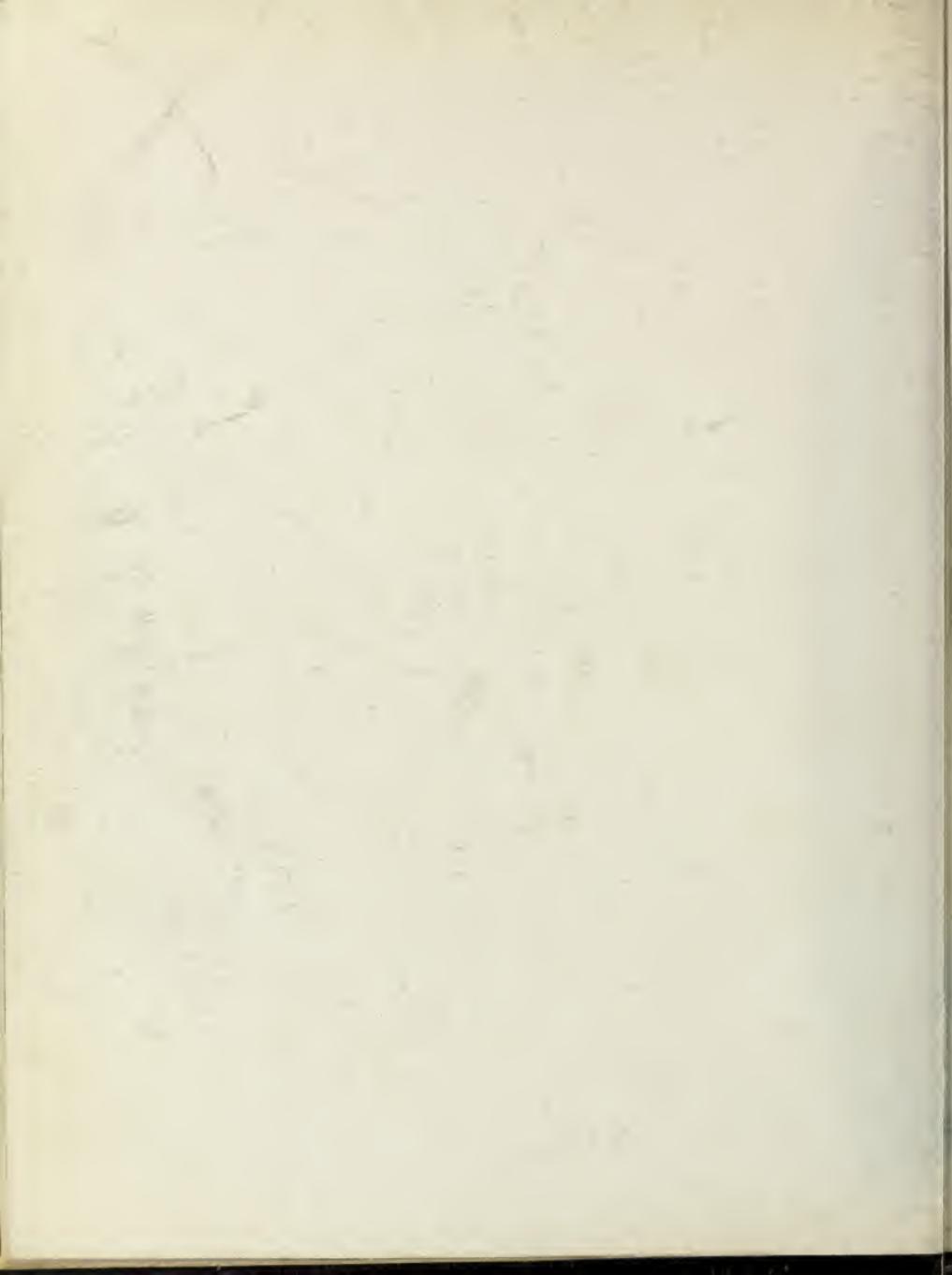




"Within its area of operation: to investigate into living, dwelling and housing conditions and into the means and methods of improving such conditions; to determine where slum areas exist or where there is a shortage of decent, safe and sanitary dwelling accommodations for persons of low income; to make studies and recommendations relating to the problem of clearing, replanning and reconstructing of slum areas, and the problem of providing dwelling accommodations for persons of low income, and to cooperate with the city, the county, the State or any political subdivision thereof in action taken in connection with such problems; and to engage in research, studies and experimentation on the subject of housing."—California Housing Authorities Law approved May 29, 1939.







307 Seventh ANNUAL REPORT



**Housing Authority Of The City
And County Of San Francisco**



Left—CAPTAIN N. L. RAWLINGS, USN, Commanding Officer, U. S. Naval Drydocks, Hunter's Point.
Below—One of the drydock crews at Hunter's Point Naval Drydocks.

DEDICATION

To the vital, victory-speeding work of the U. S. Naval Drydocks at Hunter's Point, to its Commanding Officer, Captain N. L. Rawlings, his staff, and the civilian workers—this Seventh Annual Report of the San Francisco Housing Authority is dedicated.



Seventh **ANNUAL REPORT** **1945**



HOUSING AUTHORITY
... of the ...
CITY AND COUNTY OF SAN FRANCISCO
(Established April 18, 1938)

Price: Twenty-Five Cents
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
525 Market Street, San Francisco, California

FLORES  PRESS



"San Francisco Arms Around War Housing"

With this title, the Housing Authority recently displayed in graphic art the story of the city's contribution to its war-time residents in war housing. **MAYOR ROGER D. LAPHAM**, representing San Francisco, is shown with his arms around a photographic display of Hunter's Point, with its war dwellings in the background and U. S. Naval Drydocks in the foreground.

Housing Authority of the City and County of San Francisco

COMMISSIONERS: E. N. AYER, CHAIRMAN W. F. CORDES, VICE CHAIRMAN MRS. KATHARINE M. GRAY TIMOTHY A. REARDON C. H. TURNER
JOHN W. BEARD, EXECUTIVE DIRECTOR WILLIAM A. O'BRIEN, COUNSEL

525 MARKET STREET

TELEPHONE YUKON 1661

SAN FRANCISCO 5, CALIFORNIA

May 10, 1945

To the Honorable Roger D. Lapham, Mayor
and the Honorable Board of Supervisors
City and County of San Francisco
City Hall
San Francisco, California

Sirs:

The Commission of the Housing Authority of the City and County of San Francisco is pleased to submit to you its 7th Annual Report for the year ending April 17, 1945, to conform to the provisions of Section 22 of the Housing Authorities Law of the State of California.

Our primary concern during the past year has been to furnish adequate housing for in-migrant war workers employed by the U. S. Naval Drydock at Hunter's Point. We have built 4,500 additional temporary war dwellings during the year for these workers engaged in repairing the battle damage sustained by our fleet in the Pacific.

Five hundred other temporary family dwellings for war workers and their families formerly living in substandard Western Addition units have also been constructed and tenanted.

The success of our war efforts this year is due in large measure to the cooperation we have received from you, other city departments and the United States Navy.

Respectfully yours,

E. N. Ayer
Chairman



The Commissioners and Executive Director of the Housing Authority of the City and County of San Francisco. Left to right, seated: Commissioners WILLIAM F. CORDES, Vice Chairman; MRS. KATHARINE M. GRAY, E. N. AYER, Chairman, and C. H. TURNER. Standing, JOHN W. BEARD, Executive Director, and Commissioner TIMOTHY A. REARDON.



A boxing match attracts attention at opening night of new gymnasium, Hunter's Point.

A state corporate body, the San Francisco Housing Authority was created in April 1938, under authorization of the State Housing Act. It is administered by five commissioners appointed by the Mayor. Its peacetime purpose is to construct and operate low-rent homes for low-income families not otherwise financially able to obtain decent housing.

Under the U. S. Housing Act of 1937, the Federal Government had earmarked \$15,000,000 for construction of low-rent housing projects by this Authority prior to the war. Annual subsidies from the Federal Government guaranteed the low-rent character of these projects, and this was further assisted by unconditional federal guarantee of all its obligations.

The Housing Authority and the City and

County of San Francisco then entered into an agreement in which the City consented to eliminate one substandard dwelling unit for each low-rent unit built by the Housing Authority. One unit was defined as the living quarters, regardless of the number of rooms, of one family.

By 1941, three of eleven permanent projects planned had been completed and occupied. Two more, begun before Pearl Harbor, were finished by 1943, giving homes to 1,741 families. The remaining six projects were deferred until the post-war period.

Construction of the first temporary war housing in San Francisco was authorized by the Federal Government under the Lanham Act one year after Pearl Harbor. Since that time, 9,500 units of temporary housing have been completed or are now under construction. The Authority builds



and operates these projects as agent for the Federal Government.

This housing, which occupies an area of more than 500 acres, provides homes for some 25,000 persons. In addition to nearly 6,000 family dwellings, there are 2,500 dormitory beds, 1,000 trailers, more than 1,000 portable dwellings, and many auxiliary structures such as commercial and community buildings.

During the ensuing year, many more homes will be built at Hunter's Point, although difficulty is now encountered in finding sites suitably near the Naval Drydocks.

The major portion of this temporary housing is occupied by civilian employees of San Francisco's great naval ship repair base at Hunter's Point. As vacancies occur in the Authority's five permanent projects, they also are rented solely to war workers.

While the chief purpose of the Housing Authority's activities at Hunter's Point is to supply homes for war workers, more and more attention is directed toward furnishing residents with community services found elsewhere in San Francisco. In this work the city departments, in close co-operation with the Authority, have maintained constant and rapid expansion of services to a degree unsurpassed in any city in the Nation.

The Authority has supplied auxiliary facilities such as commercial and community buildings that include:

Four public schools, three nursery schools, two day care centers for children of working mothers, seven recreation centers which serve approximately 40,000 persons a month, a health center, and five well-baby clinics at which an average of 860 babies are examined each month.

In addition, there is an Infirmary built by the Housing Authority and operated by the U. S. Public Health Service with 18 beds for war workers.

A centrally located commercial center includes a complete food market, drug store, department store, beauty shop, laundry and dry cleaning establishment.

•
TOP—Double Rock Recreation Center observes Negro History Week.

BELOW—Our Lady of Lourdes church, a landmark at Hunter's Point.

BELOW—Marketing at Hunter's Point commercial facility.

BOTTOM—Commercial Center at Ridge Point.

There are two cafeterias, a coffee shop, lunch counter and soft drink club with lounge and game rooms. A modern motion picture theatre is now under construction.

Recreation facilities are maintained and operated by the San Francisco Recreation Commission. The schools are operated by the San Francisco Department of Education. The San Francisco Department of Public Health staffs the health centers and well baby clinics. Police and fire protection are furnished by regular city departments.

Additional services are contributed by the American Women's Voluntary Services, the American Red Cross and Community Chest.

Interdenominational church services are held at the various centers under direction of the Northern California Council of Churches. All physical facilities for these activities are supplied by the Housing Authority. Recently land at Hunter's Point was set aside for a church building, soon to be erected.

Perhaps one of the most important additions to life in the Hunter's Point community during the last year is the gymnasium, which opened last April 18.

The gym was built by the Housing Authority with federal funds, at a cost of \$70,000, including equipment. Facilities for all kinds of indoor athletics are offered for war workers and families, under the direction of the San Francisco Recreation Department.

Under terms of the Lanham Act, "payments in lieu of taxes" to the local taxing bodies have been made on the temporary war housing. As agent for the Federal Government, the Housing Authority this year turned over to the City \$148,772.05 on these properties.

On the five permanent Authority-owned projects, the City received \$131,034.51 for the fiscal year 1944-45.

•

TOP—Snack time at a Hunter's Point nursery school, under supervision of the Board of Education.

BELOW—Well Baby Clinic operated by the San Francisco Department of Health.

BELOW—Teen Agers sample salad prepared in a Point Community Center kitchen.

BOTTOM—Relaxation at Navy Point Club.



Each house in the charts below represents 100 dwelling units. They graphically illustrate the size of the job accomplished in the Housing Authority's building activities. The houses shown in this chart represent both permanent and temporary housing.

1940-41



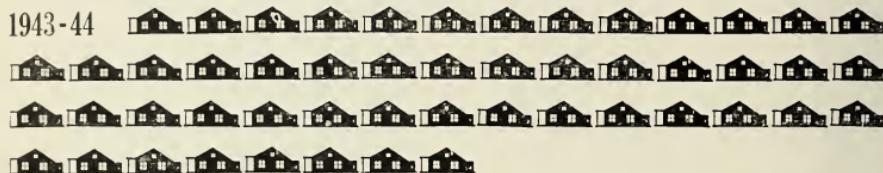
1941-42



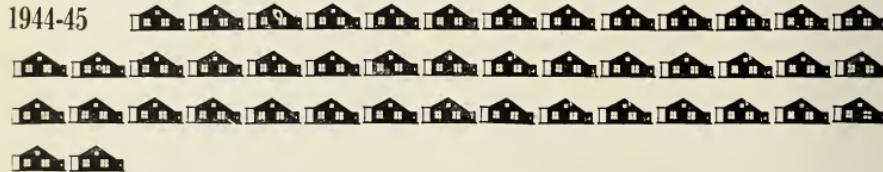
1942-43



1943-44



1944-45



The chart below indicates the temporary war housing now under construction or programmed for the coming year.

1945-46



DEFERRED FOR THE DURATION



PLANNED FOR POSTWAR



WAR HOUSING COST BY INDIVIDUAL DEVELOPMENT

| Name | Development Number | Number of Units | Development Cost (9/30/44) |
|--|-----------------------|--------------------|-------------------------------|
| Navy Point War Dormitories..... | Cal. 4521 | 500 | 690,481.06 |
| Middle Point War Dwellings..... | " 1522 | 496 | 1,281,355.67 |
| Ridge Point War Dwellings..... | " 4664 | 2000 | 5,073,547.00 |
| Candlestick Cove War Dwellings..... | " 4668 | 944 | 2,078,711.00 |
| Double Rock War Dwellings..... | " 4669 | 552 | 1,095,343.66 |
| Harbor Slope War Dormitories..... | " 4670 | 504 | 435,534.34 |
| South Gate War Dormitories..... | " 4671 | 196 | 406,932.80 |
| Sutter Court Golden Gate Court Eddy Court | War Dwellings " 4799 | 140 | 343,579.82 |
| Wisconsin War Dwellings..... | " 4808 | 520 | 1,417,975.37 |
| Carolina War Dwellings..... | " 4815 | 100 | 278,415.57 |
| Double Rock Annex War Dwellings..... | " 4817 | 256 | 567,116.78 |
| Middle Point Annex War Dwellings..... | " 4816 | 224 | 521,663.91 |
| Navy Point War Dormitories Annex..... | " 4813 | 696 | 725,322.00 |
| South Gate War Dormitories Annex..... | " 4826 | 304 | 223,325.81 |
| Channel War Dwellings..... | " 4885 | 260 | 739,070.00 |
| South Basin War Dwellings (Portables)..... | " 4866 | 500 | 1,251,412.00 |
| Ridge Point Annex (304 T.D.U's) Portable Units, scattered | " 4980 | 1000 | 2,485,000.00 |
| Oakdale War Trailer Courts..... | " 4812 | 575 | 505,846.13 |
| Islais Creek War Trailer Courts..... | Cal. 4823 | 200 | 196,559.88 |
| Alemany War Trailer Courts (North)..... | " 4824 | 75 | 62,264.09 |
| Alemany War Trailer Courts (South)..... | " 4825 | 150 | 130,708.22 |
| TOTAL..... | | 10,492 | \$20,510,168.11 |

The above table of development costs include land acquisition, architects' and engineers' fees, supervision and inspection and mass purchase, as well as construction costs. Community facilities also are included.

Net income from the war housing is remitted to the Federal Government. It is estimated that during the forthcoming year, this income will exceed \$1,000,000.

F15(650-03040)
(050-712194)

COMMANDANT'S OFFICE
NAVY YARD, MARINE ISLAND, CALIFORNIA

HMT-444

Mr. E. N. Ayer, Chairman of the Commission
Housing Authority of the City and County
of San Francisco
525 Market Street
San Francisco 5, California

Dear Mr. Ayer:

The Naval Drydocks, Hunters Point, has increased its employment during the past two years from approximately 2,000 employees to approximately 16,000 employees. This increase in employment has enabled that activity to successfully undertake the repairs, battle-damaged and otherwise, to a large number of ships of all sizes of our fleet. The additional manpower available to the Drydocks has been made possible to a great extent by the availability of housing, which has permitted the Navy to bring into the Bay Area employees required to perform repairs to the ships.

The vital part which the Housing Authority of the City and County of San Francisco has played in obtaining and managing housing to permit the Naval Drydocks, Hunters Point, to increase its employment as indicated above is fully recognized. It is also recognized that without the complete and wholehearted cooperation of the Chairman of this Authority, the results which have been obtained could not possibly have materialized.

The U. S. Navy places a very high value on certain personal qualities and attributes of leadership. These are devotion to the Nation's best interests, loyalty, courage in the face of opposition, capacity for direct action, and forehandedness.

You, in your capacity as Chairman of the Commission of the Housing Authority of the City and County of San Francisco, have demonstrated these qualities and attributes again and again. Under your leadership, the Authority has rendered to the Navy and to the U. S. Naval Drydocks, Hunters Point, an invaluable supporting service.

For your fine and effective cooperation, so freely given, we wish to express our deepest gratitude.

Sincerely yours,

M. S. Tisdale
M. S. TISDALE
Rear Admiral, USN

This official U. S. Navy aerial photograph shows the various war housing developments at Hunter's Point, the "city within a city," built and operated by the San Francisco Housing Authority for civilian workers at the U. S. Naval Drydocks at Hunter's Point.

A few years ago, much of this area consisted of cow pastures; today war housing has been provided for some 25,000 persons, and construction is still going on.

This bird's-eye view includes such developments as Candlestick Cove, Double Rock and Annex, South Basin, Navy Point, Harbor Slope, South Gate and Annex, Ridge Point, Middle Point and Annex.

The broad highway running diagonally from the lower right is Third street, connecting at upper right, with Bayshore Boulevard.







UPPER LEFT—"Home is where you make it", says this couple living at Wisconsin War Dwellings; scene is their attractively furnished and decorated living room.

BELOW—Bookmobile, or traveling library, operated by the San Francisco Chapter of the American Womens Voluntary Services in same manner as free public library. Visits are made to war housing communities three times weekly.

BOTTOM—In a true spirit of friendly helpfulness, this gasoline-operated washing machine, brought to Hunter's Point from Arkansas, is shared by its owner with other families on the project.

TOP RIGHT—Dental services, as well as complete medical care, is available to residents of the war housing communities in the health center.



TOP LEFT—After more than three decades of service on the old New York elevated railway lines, these cars are now in war service, transporting war housing residents to their jobs at the Hunter's Point Naval Drydocks. In place of the electric power formerly used, a puffing steam locomotive now hauls the old cars on their regular trips.

TOP RIGHT—Navy and Housing Authority officials assist in dedication of Carver Hall, model dormitory building quartering quiet-living unmarried men with high admiration for the precepts of the famed Dr. George Washington Carver.

BELOW—Women of the Ridge Point unit of San Francisco Chapter, American Red Cross have produced scores of items for citizens of war torn countries, and for shipment to American armed forces.

BOTTOM—Mother's little helper in the garden; first child born at Hunter's Point war housing units helps beautify grounds at Middle Point War Dwellings.





ABOVE—The Hunter's Point Beacon prize photo, taken at Navy Point Infirmary. This picture has been reproduced in more than 30 publications throughout the United States. Letters have been received from all parts of the world concerning it.

IN CIRCLE—Wedding at Candlestick Cove.

BOTTOM LEFT—Christmas carols at the Point.

BOTTOM—An apple for teacher at Ridge Point Public School III.





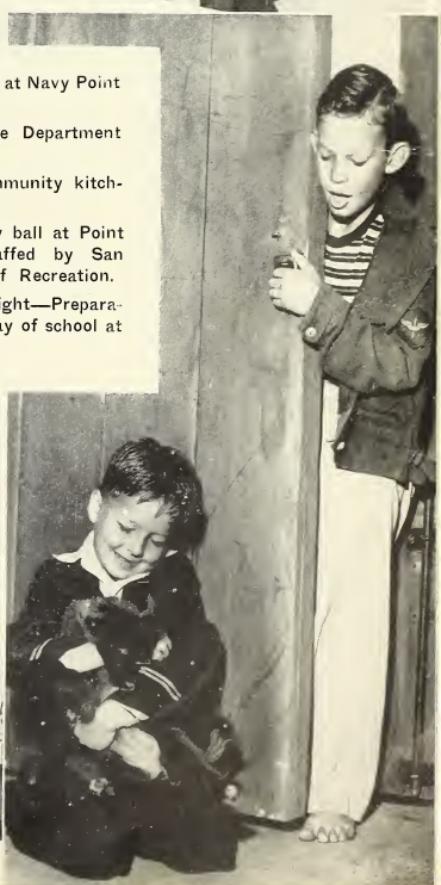
IN CIRCLE—Sharing at Navy Point Infirmary.

BELOW — City Fire Department protects war housing.

TOP CENTER—Community kitchen at Candlestick Cove.

TOP RIGHT—Volley ball at Point Recreation Center, staffed by San Francisco Department of Recreation.

BOTTOM, left and right—Preparation and pathos—first day of school at Point.





CIRCLE—Executive Director JOHN W. BEARD referees boxing bout at South Gate. TOP RIGHT—LANGDON W. POST, Regional Director of FPHA, tries his hand at billiards at Navy Point Club opening. BELOW—Warming up for citywide marble tournament. BOTTOM RIGHT—Entries in Hunter's Point Beacon "Twin Contest." BOTTOM LEFT—Summer camp for children of war communities at Hunter's Point.





TOP LEFT—Ridge Point schools Junior Traffic Patrol on parade.

TOP RIGHT—Navy wedding at Candlestick Cove.

BELOW—War housing kitchen.

BOTTOM LEFT—Santa Claus visits children in war housing communities.

IN CIRCLE—Easter sunrise services, Easter, 1945.



PERMANENT

FACILITIES

Low-rent homes are no longer the subject of debate; five years of operation in San Francisco tell a story of conclusive fact.

Five years ago, Holly Courts, the first low-rent development in the West, was opened. Today five attractive permanent projects afford housing for 1,741 families.

At this time an evaluation of the Authority's operation of its permanent developments seems in order.

FINANCIAL

No direct public money is invested in any of the permanent projects in San Francisco today. All are financed through private loans. Under temporary federal financing in the past, a total of \$250,000 was paid to the Government in interest.

A declining interest rate on the short term financing notes, now down to less than one-half of one per cent, demonstrates the sound financial position of this Authority's undertaking over the last seven years.

Payments in lieu of taxes have been made to the City and County of San Francisco during the war period. In the past year these payments on and five permanent projects totaled \$134,034.51 and on its North Beach and Chinatown uninproved properties, \$17,899.52—the exact equivalent of full taxes.

It is noteworthy that the properties on which the \$134,034.51 payment was made, prior to their acquisition by the Housing Authority, were assessed in the total amount of \$282,935, which at the 1943-44 tax rate, would have yielded the city only \$12,335.97.

Approximately half of the 1,741 families residing in these developments are still low-income families, mostly of Army and Navy personnel of non-commissioned and lower grades. Rentals are based on income of the tenant. Many of these homes are rented for as little as \$13.50 a month, including all utilities.

The Authority, furthermore, met not only all operating obligations in full during the past year, but has accrued, in addition, a \$27,719.30 reserve against possible rent collection losses, and a \$19,-

768.92 reserve for repairs, maintenance and replacements. These reserves are in substantial part invested in U. S. War Bonds.

The collection loss reserve, although accrued at only half the normal rate, is presently building up by more than \$2,500 a month as actual losses have been reduced to the very negligible figure of less than one-tenth of one per cent of income.

The actual costs of these properties are being reduced on a 60-year amortization plan, at the end of which time all buildings and many acres of land will be clear of all indebtedness.

COMMUNITY GAIN

Each project has strengthened and stabilized values of adjoining properties by sound architectural treatment of the buildings and landscaped grounds to present a park-like beauty to enliven the surrounding neighborhood.

Many public and private agencies are afforded quarters. In three projects space has been turned over to the Recreation Commission for active and successful programs serving the neighborhood. Child-care space and facilities are furnished to the San Francisco Board of Education; a kindergarten and first grade school facilities are provided; the Health Department is given space for a health center, and a Community Chest Agency has commodious quarters for a nursery school and parent education school. All these have been provided without rental charge.

WAR CONTRIBUTION

Homes were set aside early in the war for evacuees from Honolulu. Since then 100 homes have been fully furnished with linens, beddings, dishes, for Navy personnel returning from the fighting fronts. This enables them to be reunited with their families for periods up to three months before returning to combat areas. Fifty other dwellings have been allocated to Army families.

This is another example of San Francisco's hospitality to the armed services and their families, permitting temporary reunions which in many instances would not otherwise be possible.

THE PUBLIC

The homes built by the Authority were designed for families with children. Nearly 3,000

children now enjoy the benefits of sunny, clean homes with well-protected play facilities. Child delinquency is low here. Public Health nurses comment on the improvement in child health.

Truly, these developments are well described as homes for children—an investment in the youth of America, and holding the rich promise of a better way of life.

PUBLICATIONS

The Hunter's Point Beacon, a community newspaper, is published semi-monthly by the Authority for the residents of Hunter's Point War Housing communities. It is distributed to approximately 10,000 families.

The Housing News brings to the public a monthly account of the workings of the San Francisco Housing Authority in both its war and permanent housing developments.

URBAN REDEVELOPMENT

As soon as practicable after the war, the Authority plans to construct the six permanent pro-

jects scheduled in the pre-war years.

This construction will proceed in accordance with the contract between the City and the Authority that one sub-standard dwelling unit will be removed for each new unit built by the Authority.

In addition to these projects, but moving toward enlargement of the program, the Authority in December, 1941, applied to the Federal Public Housing Authority for an allocation of \$33,259,550 for construction of 5,000 homes. This allocation is contingent upon Congressional appropriations.

At the time of application, surveys showed 38,678 San Francisco families living in quarters needing major repairs, or without private toilet or bath.

To eliminate conditions such as these is a part of the postwar plan of the San Francisco Housing Authority.

A group of statuary of Beniamino Bufano turned over to this Authority March 8, 1945 by the City for a period of five years.



A STATEMENT OF POLICY

The Commisison of the Housing Authority of the City and County of San Francisco declares the following to be a general statement of policy:

- First: To construct and operate all temporary war housing allocated by the Federal Government to further the war effort.
- Second: To insist upon an early and orderly removal of all temporary war housing within the City and County of San Francisco at the conclusion of the war.
- Third: To construct immediately following the war six permanent developments of approximately 1,111 dwellings.
- Fourth: To cooperate with private enterprise to acquire and demolish blighted areas and to rebuild such areas.
- Fifth: To make payments in lieu of taxes to the City and County of San Francisco on all properties owned or operated by this Authority to the fullest extent possible.
- Sixth: To continue to provide decent, safe and sanitary homes to families of low income not otherwise able to afford decent living accommodations, and to demolish, clear and remove buildings from blighted areas within the City and County of San Francisco.

E. N. Ayer, Chairman

W. F. Cordes

Timothy A. Reardon

Katharine M. Gray

C. H. Turner

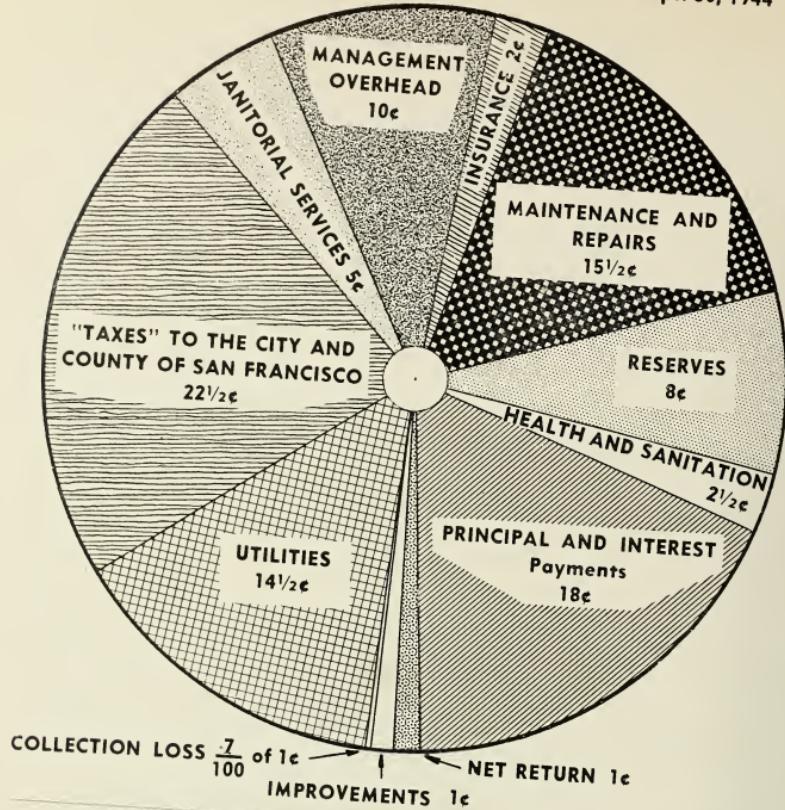
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

BALANCE SHEET AS OF MARCH 31, 1945

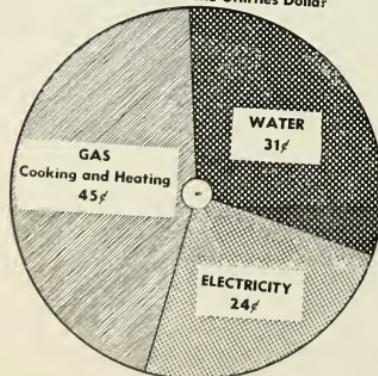
Contract Nos. HApb-1146 and 1147

| ASSETS | | | LIABILITIES | | |
|--|---------------------------------------|--|----------------------------|---------------------------------------|--|
| Statutory Project Funds | Col. 1, 1-2, 1-3, 1-4, 1-5, 1-6 | Col. 1, 5, 1-9, 1-10, 1-11, 1-15, 1-16 | Statutory Project Funds | Col. 1, 1-2, 1-3, 1-4, 1-5, 1-6 | Col. 1, 5, 1-9, 1-10, 1-11, 1-15, 1-16 |
| CURRENT ASSETS | | | | | |
| Cash on Hand and in Bank | | | | | |
| Administration Fund | \$ 313,226.53 | | | | |
| Development Fund No. 2 | \$ 62,214.98 | | | | |
| * Reserve Fund | 27,087.27 | | | | |
| * Security Deposit Fund | 14,013.09 | | | | |
| Petty Cash Fund | 560.00 | | | | |
| Change Fund | 1,150.00 | | | | |
| Payroll Account | 500.00 | | | | |
| | | | | | |
| ACCOUNTS RECEIVABLE | | | | | |
| Tenants' Accounts | \$ 21,797.20 | | | | |
| Sundry | 19,419.84 | \$ 888.50 | | | |
| | | | | | |
| INVESTMENTS | \$ 105,900.00 | \$ 105,000.00 | | | |
| | | | | | |
| TOTAL CURRENT ASSETS | \$ 484,085.93 | \$ 63,108.48 | \$ 547,159.41 | | |
| | | | | | |
| PREPAYMENTS | | | | | |
| Insurance | \$ 9,695.23 | | | | |
| Paint Supplies | 1,323.91 | \$ 4,462.95 | | | |
| | | | | | |
| TOTAL PREPAYMENTS | \$ 11,019.14 | \$ 4,462.95 | \$ 15,462.09 | | |
| | | | | | |
| FIXED ASSETS | | | | | |
| DEVELOPMENT COSTS | \$ 27,273,239.27 | \$ 1,283,877.27 | | | |
| INCOMPLETED CONTRACTS | 35,028.28 | | | | |
| | | | | | |
| TOTAL FIXED ASSETS | \$ 27,273,239.27 | \$ 1,318,905.55 | \$ 8,592,141.82 | | |
| | | | | | |
| TOTAL ASSETS | \$ 7,768,294.34 | \$ 1,386,471.98 | \$ 9,154,766.32 | | |
| LIABILITIES | | | | | |
| CURRENT LIABILITIES | | | | | |
| ACCOUNTS PAYABLE | | | | | |
| Administr. Account Creditors | \$ 26,805.26 | | | | |
| Sundry | 1,433.59 | | | | |
| | | | | | |
| NOTES PAYABLE | | | | | |
| Intern. Notes | \$ 28,238.85 | | | | |
| Authorized-F.P.H.A. | 88,236,000.00 | \$ 6,582,000.00 | | | |
| Intern. Notes Issued | (8,326,000.00) | (6,582,000.00) | | | |
| | | | | | |
| ACRUAL ACCOUNTS | | | | | |
| Payments in Lieu of Taxes | \$ 147,518.02 | | | | |
| Interest - Other | 0 | \$ 937.93 | | | |
| | | | | | |
| TOTAL CURRENT LIABILITIES | \$ 7,403,756.87 | \$ 1,280,184.61 | \$ 8,683,941.48 | | |
| | | | | | |
| Payroll Income A/c Deposits | | | | | |
| Tenant Prepaid Rents | \$ 4,258.27 | | | | |
| Tenant Sec. Deposits | 13,817.00 | | | | |
| | | | | | |
| TOTAL PREPAID INCOME AND DEPOSITS | | | | | |
| | | | | | |
| FIXED LIABILITIES | | | | | |
| CONTRACT AWARDS | \$ 18,077.27 | | | | |
| | | | | | |
| RESERVES | | | | | |
| REPAIRS, MAINTENANCE AND REPAIRS | \$ 35,028.28 | | | | |
| VACANCY & COLLECTION LOSSES | \$ 35,028.28 | | | | |
| DEVELOPMENT COST LIQUIDA- TION | 85,083.11 | | | | |
| INTEREST EARNED ON RESERVE FUND INVESTMENTS | 26,000.00 | | | | |
| DEBT SERVICE | 1,700.00 | | | | |
| WORKING CAPITAL | 76,835.22 | | | | |
| | | | | | |
| TOTAL RESERVE SURPLUS | \$ 274,951.96 | | | | |
| CAPITAL - DONATION | \$ 71,259.09 | | | | |
| INCOME AND EXPENSE CLEARING | \$ 71,508.24 | | | | |
| | | | | | |
| TOTAL SURPLUS | | | | | |
| TOTAL LIABILITIES | \$ 7,768,294.34 | \$ 1,386,471.98 | \$ 9,154,766.32 | | |
| TRANSFERS TO BE TRANSFERRED DURING APRIL, 1945 | | | | | |
| *From Security Deposit Fund to Administration Fund | \$ 104.09 | | | | |
| *From Administration Fund to Reserve Fund | 3,279.47 | | | | |
| R. M. & R. and A. ac. Coll. Loss) | | | | | |

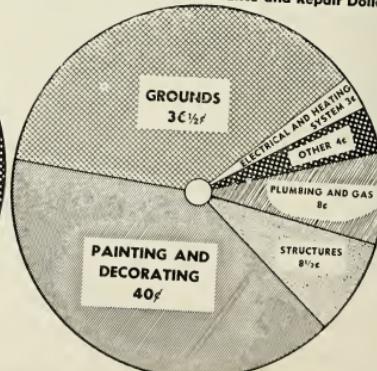
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 Permanent Developments—Fiscal Year Oct. 1, 1943 - Sept. 30, 1944



Distribution of the Utilities Dollar



Distribution of the Maintenance and Repair Dollar



Acknowledgments

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The San Francisco Housing Authority gratefully acknowledges contributions for this report from:

- U. S. Navy for aerial photograph on center spread.
- U. S. Naval Drydocks at Hunter's Point for picture of ship in drydock on front cover, and for photographs on dedication page.
- U. S. Marine Corps for official photograph of sleeping Marine, taken on Iwo Jima, on back cover.
- Mr. Fred Langhorst, architect, for blue prints and photograph of home, on back cover.



down through the years

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THE STORY OF A PEOPLE'S LOVE FOR THEIR CITY



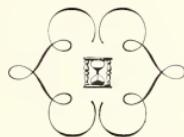
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down through the years

THE STORY OF A PEOPLE'S LOVE FOR THEIR CITY



Dedicated to the citizens of San Francisco; to those pioneers whose courage and devotion gave the city its foundations secure; to the men and women who in later years carried those bold beginnings to a city of world stature; and to those citizens, present and future, to whom this rich heritage has been entrusted.

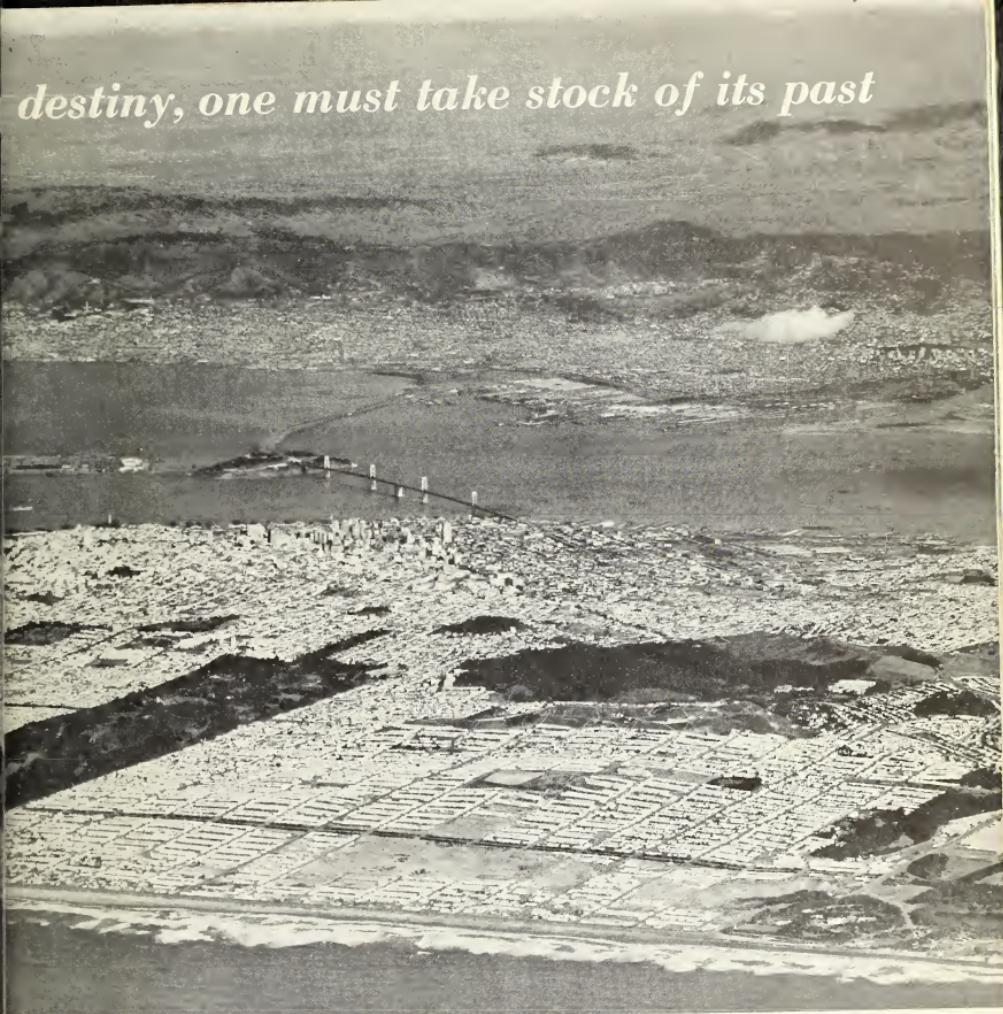
To understand a city and measure its



1776 THE MISSION FOUNDED BY THE SPANISH PADRES

Only men of great courage and women of stout heart had the will to endure the trip to the Golden Gate. They came by covered wagon and over the long, hazardous sea route around

destiny, one must take stock of its past



THE CENTENNIAL OF AMERICAN POSSESSION 1947

the Horn or across the steaming jungles of Panama. And here on the sand dunes inside the fabulous Golden Gate, in the shadow of seven hills, they spawned a city of destiny.



San Francisco endured great trials . . .





... but out of the ashes rose a magic city ...

Just as steel is tempered in the white-hot fire, so San Francisco endured great trials of her strength. Time and again conflagrations swept over her. But each time the city was rebuilt, better than it was before. Then on the morning of April 18, 1906, when San Francisco had climbed up the slopes of its storied hills and spread to the edge of the Pacific, the city was shaken by temblor and ravaged by flame. A world mourned the passing of a city it had grown to love, but the world did not know the eternal qualities those pioneers had put into the soul of San Francisco. Before the stones were cold people were planning a bigger and better San Francisco. Magnificent structures for its mercantile and commercial life. Residential subdivisions that were to be a pattern for homes in many cities. A world capital was emerging.



a few years after the great Fire San Francisco

This great exposition was
planned and built to prove to
the world that San Francisco did
live on, a city truly eternal.



Many said it was impossible, but with that same traditional, indomitable spirit two great
arms were swung across the bay—the world's largest structures of their kind, the Golden



planned an exposition of surpassing beauty



Gate and San Francisco Bay

Bridges. The Golden Gate International Exposition, built on the world's largest man-made

island, celebrated the event that bound together in bands of mighty steel the city's amazing metropolitan empire. It was an epoch, opening new horizons, changing the pattern of living.



. . . and then the city gave thought to those

And then the city took time out from these major labors and gave thought to some of her people with whom life had not dealt too generously. There was a growing consciousness —a consciousness that held slums and slum conditions of life to be intolerable. San Francisco wanted her people, regardless of station in life, to say "This is a good place to live." So it was that in 1938 the San Francisco Housing Authority was named and the first steps taken to bring good, clean, healthful living conditions to a considerable number of citizens.



with whom life had not dealt too generously

It was a momentous occasion. Only time would fully appraise its importance yet the future could be foreseen. Just as the building of the two great bridges marked the passing of the ferry boats and the closing of one chapter so the creation of the Housing Authority meant the ultimate elimination of all blighted areas and the complete restoration of the city to a vital, virile community. The people's awareness and approval of the program was quick to manifest itself. San Francisco had passed another milestone on the road to destiny.



Holly Courts

...for these a new way of living emerged...

The first bold venture was the selection of Holly Courts in the outer Mission. Opened in 1940, it had the distinction of being another step in the war against slums. It was the first such project west of the Mississippi. Here in a lovely garden setting one



hundred eighteen families taken out of substandard dwellings found a new meaning in family life and citizenship in a forward looking community. Although this was but a be-



Potrero Terrace

. . . modernly planned communities . . .



ginning it was an inspiring one. Potrero Hill was next attacked and more than a million cubic yards of dirt was moved in order to ease the contours and provide an impressive site for Potrero Terrace. Four hundred sixty-nine families moved out of the squalor of slums into the bright sunshine and fresh air of a modernly planned apartment type neighborhood. And with it all they found preserved the garden-like features of Holly Courts.

Sunnydale Play Area



sunny play areas replacing dark alleyways



An Alleyway Play Yard



Sunnydale

garden settings for happy, healthy home life

No more alleyway play yards for children, no more wretched poverty; but in place of these all of the safety factors for moulding good, clean youth into future useful citizenship. It was a banner day when Sunnydale, situated on a pleasing rolling site, opened its doors. Out of the dismal tenements and hovels of unbelievable neglect, out of the squalor and meanness that only today's congested areas can produce, came seven hundred seventy-two families—yes, 772 families—into the brightness and newness and goodness of Sunnydale.



Valencia Gardens

... this is a good place in which to live . . .

And now the tramp of feet out of the slums could be

heard in all sections of the city where blight was reach-

ing its long strangling fingers. The march was truly

under way. Lovely Valencia Gardens was next to be fin-

ished, actually after Pearl Harbor. Here two hundred

forty-six families left the degradation of miserable substandard dwellings for these new mod-

ern homes a generous public had made possible. A new community design began to unfold.





Westside Courts

a new concept of community responsibility



Next was Westside Courts, interesting in that here an entire block of some of the city's worst slums were razed to make way for this new concept of community responsibility. There was a growing feeling that a definite relationship exists between a good home

and good citizenship. Here was an impressive revelation in city rehabilitation—a wretched neighborhood replaced by pleasant modern homes to house one hundred thirty-six families.

Here they are . . .

add them up . . .



Holly Courts, 118 families, plus . . .



Sunnydale, 772 families, plus . . .



Potrero Terrace, 469 families, plus



Valencia Gardens, 246 families, plus



West Side Courts, 136 families

One thousand . . .

seven hundred forty-one . . .

One thousand, seven hundred forty-one families, where children learned a new meaning of the happiness of childhood; where mothers found modern conveniences to replace the derelict equipment of slums, where fathers found new inspiration in working to bring home wages for the food and comforts of his family group. San Franciscans could say "This is good."

Mothers found modern conveniences





San Francisco Naval Shipyard, Hunters Point

December 7th, 1941



And then came Pearl Harbor! Slum clearance had to give way to the graver national emergency of total war. But the way out had been blazed. San Francisco was better able to meet its great war test because of Holly Courts, Potrero Terrace, Sunnydale, Valencia Gardens and Westside Courts, for one thousand, seven hundred forty-one families living in these projects were living normal, healthful lives. With the coming of the war the Navy naturally looked to the Housing Authority for the care of thousands of workers brought here for the San Francisco Naval Shipyard. A gigantic construction program was quickly undertaken.

... not by magic but by sheer will . . .

In a matter of months, on 500 acres, an entire city with a population of approximately 35,000 was created, not by magic but by sheer will to do a vital job—and do it with dispatch and economy. San Francisco could do no less for the security of the nation. The success of its war on land, sea and air in the farflung theaters of the Pacific hung in the balance.



U. S. Navy Drydock, Hunters Point



War Housing, Hunters Point





Hunters Point, Double Rock

... a war interlude in a . . .

Even in this community of temporary war struc-

tures, care was taken to carry over those gains in

city living achieved in permanent housing proj-

ects. The story of this is found in the records of

Public Health and Police Departments. But this

was still a war interlude in a long-range program to destroy conditions of slum living. With

war's end the Housing Authority looked to the pressing obligations that came with peace.





Candlestick Cove

. . . long range program . . .



A first concern was that of housing returning veterans. Theirs has been the highest priority on all vacancies. And because San Francisco was the port of entry for those coming back from long imprisonment in enemy prison

camps, temporary refuge was given entire families while they adjusted themselves to their return home. For the Housing Authority this was a period of transition from war to peace.

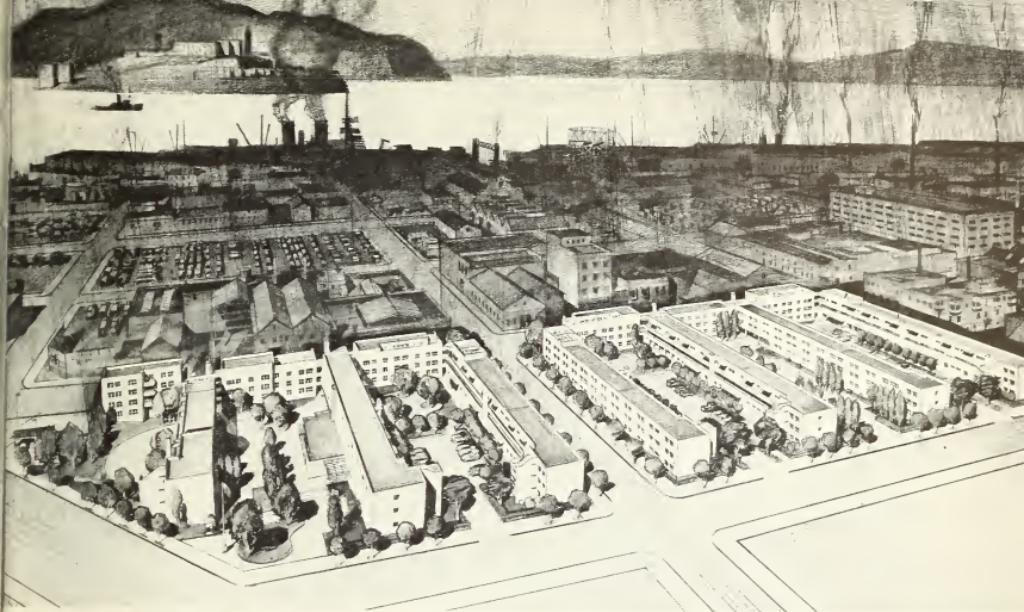
... to resume the offensive

... against the slum way of life.

While this period of transition was in progress everything was readied for the real job—the offensive against the slum way of life. Plans have been brought out for the great Chinatown community which the war shunted aside; for the imposing development in North Beach. Altogether plans have been prepared for some 1222 families who will also join in the march toward better living conditions. The problems of reconversion, shortage of materials, the

Ping Yuen (Tranquil Gardens)





North Beach Place



cost factor and other influences have held up this vital work. Pending legislation may shortly open the way to a resumption of slum clearance and the construction of low income housing on a scale to match San Francisco's ambition to make this a city of real homes for all of its people. Certainly it is a beginning of which the entire community can be proud.



De Haro Plaza

DEVELOPMENTS OF THE SAN FRANCISCO HOUSING AUTHORITY



PERMANENT HOUSING, *Operating*

- 1. HOLLY COURTS
- 2. POTRERO TERRACE
- 3. SUNNDALE
- 4. VALENCIA GARDENS
- 5. WESTSIDE COURTS

PERMANENT HOUSING, *Projected*

- 6. NORTH BEACH PLACE
- 7. PING YUEN—Chinatown
- 8. GLEN CRAGS
- 9. BERNAL DWELLINGS
- 10. HUNTERS POINT—Now occupied by temporary War Housing
- 11. DE HARO PLAZA

TEMPORARY WAR HOUSING

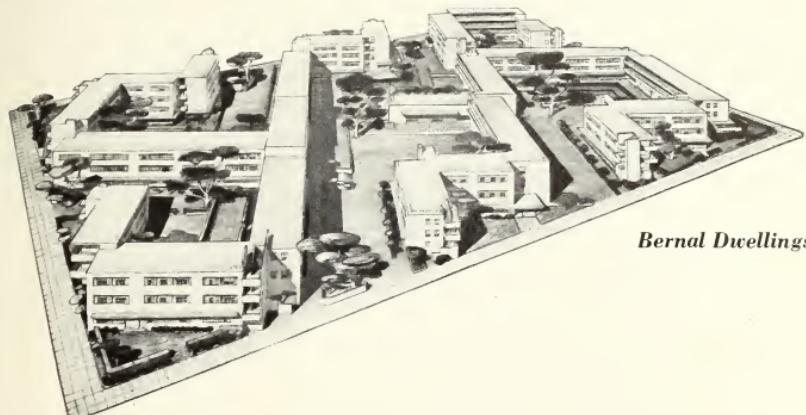
- 12A to 12H inclusive
- Now providing temporary housing facilities for 7500 families.
- 13. TRAILERS

VETERANS EMERGENCY HOUSING

- 11A, B, C
- 14A is part of Hunters Point
Temporary War Housing



Glen Crags



Bernal Dwellings



Hunters View

The present Commission



E. N. AYER, CHMNY.

C. H. TURNER, F-CHMNY.

DR. WM. MCK. THOMAS

ROBERT P. BULLARD

CHARLES J. FOEHN

An acknowledgment to public spirited men and women.

Here it seems fitting that some acknowledgment should be made to those public spirited men and women who have given so generously of their time and efforts in pioneering these steps toward better community living. Their reward has been in the conscious knowledge that they have helped thousands of citizens to realize that San Francisco is a good city in which to live.

Former members of the Commission



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TIMOTHY A. REARDON



WILLIAM F. CORDES



JOHN L. SPALDING



MARSHALL DILL

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ARTHUR G. LONG, *General Manager*

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TEXT

HOWARD G. HANVEY

AYOUT

SQUIRF KNOWLES

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